This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 792025 DEEDWARR
01/18/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220118-0006642

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $360,000

Affiant Signature

Subscribed and sworn to before me on this the 5th Day of January 2022

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Silvia Araceli Blanco Arias and Johanna S. Blanco
247 Tusculum Road
Antioch, TN 37013

SEND TAX BILLS TO:
Silvia Araceli Blanco Arias and Johanna S. Blanco
247 Tusculum Road
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID # 16201011 700

WARRANTY DEED

21NT03294

Effective the 5th Day of January 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Concepcion Luna Avila, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Silvia Araceli Blanco Arias, an unmarried woman, and Johanna S. Blanco, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

The following described tract/parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section Two, Tusculum Gardens, of record in Book 4885, page 144, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Concepcion Luna Avila, unmarried by Quitclaim Deed from Martin Munoz, unmarried dated 06/01/2007 recorded 06/28/2007 in Book na, Page na, as Document Number 20070628-0077298, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 247 Tusculum Rd, Antioch, TN 37013-4019

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of January 2022

Concepcion Luna Avila

Concepcion Luna Avila

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Concepcion Luna Avila**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 5, 2022.

Affiant Signature

1/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22