Karen Johnson Davidson County
Batch# 794701 DEEDWARR
01/24/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20220124-0008782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$407,000.00** (Four Hundred Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of December, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/20/24

(NOTARY SEAL)

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rebecca Page-Dolnick 213 Walton Lane Madison, TN 37115	Same	051150C00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANUEL B. LOPEZ, JR. AND VALERIA LOPEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REBECCA PAGE-DOLNICK, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being all of Lot No. 1, Cluster Lot Development, Final Plat, Section 1, Walton Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20011206-0134230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Manuel B. Lopez, Jr. and spouse, Tamika J. Lopez by deed from Shawn R. Chuska, unmarried, of record in Instrument No. 20031230-0183678, dated December 17, 2003 and recorded December 30, 2003, Register's Office for Davidson County, Tennessee, and further conveyed to Manuel B. Lopez, Jr. by deed from Tamika J. Lopez, of record in Instrument No. 20161129-0125120, dated November 29, 2016 and recorded November 29, 2016, Register's Office for Davidson County, Tennessee.

Valeria Lopez, spouse of Manuel B. Lopez, Jr., joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Being also known as 213 Walton Lane, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **213 WALTON LANE** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021126343

WITNESS, this 30th day of December, 2021

Manuel B. Lopez, Jr.

Valeria Lopez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Manuel B. Lopez, Jr. and Valeria Lopez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of December, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2021126343

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-30-21 (date of document).

Affiant Signature

12-31-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of Dec, 2021.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25