Name and Address of New Owner:
Jacinto Quiroz Vela
3846 Sam Boney Driv
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 797398 DEEDWARR
01/31/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20220131-0010991

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 032-09-0B-042-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William A. Cash, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacinto Quiroz Vela and Silvia Perez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Instrument No. 20070418-0046363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Cash, Jr., married by Warranty Deed from Allison Patton, single, dated 02/26/2021 and filed of record in Instrument No. 20210909-0030555, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 4604 Indian Summer Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2021.

(SEAL)
William A. Cash, Jr.

STATE OF California
COUNTY OF San Diego

On this ~~28~~29th day of December, 2021, before me personally appeared William A. Cash, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~28~~29th day of December, 2021.

Notary Signature Tammy Mae Booth
My commission expires: November 17, 2023

TAMMY MAE BOOTH
Notary Public - California
San Diego County
Commission # 2312830
My Comm. Expires Nov 17, 2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

Sworn to and subscribed before me this ~~28~~29th day of December, 2021.

Notary Signature Tammy Mae Booth
My commission expires: November 17, 2023

TAMMY MAE BOOTH
Notary Public - California
San Diego County
Commission # 2312830
My Comm. Expires Nov 17, 2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/29/21 (date of document).

Connie Taylor
Affiant Signature

1/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY