Name and Address of New Owner:
Maribel del Carmen Rivera De Aquilar and Martin M. Aquilar
3265 Earhart Rd.
Hermitage, TN 37076

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 799457 DEEDWARR
02/02/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220202-0012590

Map & Parcel No: 043-13-0-198.00

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, **Blake H. Wilson, unmarried and Rebecca Y. Marr, f/k/a Rebecca Y. Wilson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maribel del Carmen Rivera De Aguilar and Martin M. Aguilar, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 and the East 25 feet of Lot No. 9 of Block "G" on the Map of Forest Park, Subdivision, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 10 and part of Lot 9 adjoin and front together 76 feet 4 inches in the South side of Maple Street and run back between lines, 275 feet on the East line of Lot 10 and 260 feet, more or less, on the Westerly line of part of Lot 9, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Blake H. Wilson and wife, Rebecca Y. Wilson by Warranty Deed from Gordon H. Thompson and Preston Lohmeyer, of record in Instrument No. 20141218-0115769, Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on December 18, 2014. (Value of consideration shown in aforementioned deed $114,000.00.) The said Blake H. Wilson and Rebecca Y. Wilson having since divorced and said Rebecca Y. Wilson having taken back her maiden name of Rebecca Y. Marr. The said Blake H. Wilson is signing to convey all of his marital interest in said property.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 338 Maple Street, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of January, 2022.

(SEAL)
Rebecca Y. Marr

(SEAL)
Blake H. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca Y. Marr and Blake H. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2022.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of January, 2022.

Notary Public
My commission expires: 4/26/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. GNT-21-1989

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-24-22.

Affiant Signature

1-24-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of Jan, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY