Prepared by:
Name and Address of New Owner:
Sarah Alvarez and Luis Alvarez
3225 New Towne Road
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 801865 DEEDWARR
02/08/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $843.23
20220208-0014600

Send Tax Bills To:
Same

This Instrument Prepared By:
Tahira Pyszka
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 150-07-0-079.00

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, **Michael H. Woodke et ux Barbara M. Woodke**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Alvarez and Luis Alvarez, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 72 on the Plan of Towne Village of the Country, Section 1, of record in Book 5200, pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael H. Woodke et ux, Barbara M. Woodke, from Walter A. Marx, III, et ux, Linda H. Marx, by Warranty Deed dated July 24, 1985 and recorded July 30, 1985 in Book 6617, page 42, said Register's Office.

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 10th day of January, 2022.

Michael H. Woodke (SEAL)
Michael H. Woodke

Barbara M. Woodke (SEAL)
Barbara M. Woodke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of January, 2022, before me personally appeared Michael H. Woodke and Barbara M. Woodke, 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 10th day of January, 2022.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 6-1-2025

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 $227,900.00, 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
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
Sworn to and subscribed before me this 10th day of January, 2022.

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

Notary Signature
My commission expires:

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 1/10/22 (date of document).

Affiant Signature

1/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of January, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY Commission Expires 01-06-2025
NOTARIAL SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025