Karen Johnson Davidson County
Batch# 810528 DEEDWARR
02/24/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220224-0020880

Name and Address of New Owner:
Carlos Zavala Paz
1453 Bell Trace Drive
Antioch, TN 37013

Send Tax Bills To: New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-16-0E-041-00

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, **Brian O'Quinn, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos Zavala Paz and Estela Corea Ramos, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 10 ON THE PLAN OF BELL CREST, SECTION TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 9700, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Brian O' Quinn, single by Warranty Deed from April Darby, unmarried of record as Instrument No. 20031219-0181185 in the Register's Office for Davidson County, Tennessee, dated December 11, 2003 and recorded on December 19, 2003.

Being also known as 1453 Bell Trace Drive, Antioch, TN 37013/ Parcel No. 162-16-0E-041-00

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 1st day of February, 2022.

Brian O'Quinn (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2022, before me personally appeared Brian O'Quinn, 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 1st day of February, 2022.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

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 $310,000.00, 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
~~1st~~ 2nd day of February, 2022.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 03/01/2025
File No. 2022-4105-RS

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 02/01/2022 (date of document).

Jennifer Russell
Affiant Signature

2/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~January~~ Febraary, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

