Name and Address of New Owner:
Fernando II Collado Rivera and Fernando Collado
4713 McBride Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 813943 DEEDWARR
03/02/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220302-0023819

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

Map & Parcel No: 14812012300

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, **Kammoun Maniphonh, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fernando II Collado Rivera and Fernando Collado, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Debra Heights, Section 11, as of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 243 fronts 91.88 feet on the westerly side of McBride Road and runs back 173.35 feet on the northerly line and 190.55 feet on the southerly line, to a dead line measuring 98.02 feet thereon.

Being the same property conveyed to Kammoun Maniphonh by Quitclaim Deed from Amphone Maniphonh dated October 12th 2005 and recorded October 26th 2005 of record in Instrument No. 20051026-0129516 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Amphone Maniphonh, un unmarried person by Warranty Deed from Dan Edmonson, Jr., and wife, Mabel Ruth Edmonson dated September 16th 1994 and recorded September 16th 1994 of record in Book 9468, Page 46 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been 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.

Improved property known as: 4713 McBride Road, Antioch, TN 37013

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of February, 2022.

Kammoun Maniphonh (SEAL)
Kammoun Maniphonh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2022, before me personally appeared Kammoun Maniphonh, 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 18th day of February, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Kammoun Maniphonh~~
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of February, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

202203020023819

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 2/18/22 (date of document).

Affiant Signature

2/18/22
Date

State of Tennessee

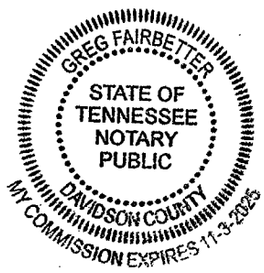
County of Davidson

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212