Karen Johnson Davidson County
Batch# 817910 DEEDWARR
03/09/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $593.85
20220309-0026676

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Margarita Ortiz Guzmán
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margarita Ortiz Guzman	new owner	
(NAME) 1323 Venus Drive	(NAME) 1323 Venus Drive	120020106 00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Luis Mauro Alcazar Vega and Piedad Tarcila Roman De Alcazar, (who acquired title as Piedad T. Roman Manzaneda), Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margarita Ortiz Guzman**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luis M. Alcazar Vega and wife, Piedad T. Roman Manzaneda, by virtue of that certain Quit Claim Deed dated November 28, 2011, and being of record at Instrument No. 20111129-0092628 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Luis M. Alcazar by virtue of Warranty Deed dated April 24, 1996 at Book 10026, Page 330 in the said Register's Office.

Piedad T. Roman Manzaneda being one and the same and also known as Piedad Tarcila Roman De Alcazar. Power of Attorney of record at Instrument Number 20211222-0169292.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennnessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1323 Venus Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of February, 2022.

Luis Mauro Alcazar Vega

Piedad Tarcila Roman de Alcazar by Luis Mauro Alcazar Vega as attorney-in-fact

Piedad Tarcila Roman De Alcazar, by Luis Mauro Alcazar Vega, Attorney-In-Fact

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On 02/23/2022 before me, Miguel Reyes Ortiz, Notary Public (insert name and title of the officer), personally appeared Luis Mauro Alcazar Vega, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
My Commission Expires: 12/13/2024

MIGUEL REYES ORTIZ
Notary Public - California
Santa Clara County
Commission # 2340198
My Comm. Expires Dec 13, 2024

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(INDIVIDUAL)

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Signature _____ (Seal)
My Commission Expires: 12/13/2024

MIGUEL REYES ORTIZ
Notary Public - California
Santa Clara County
Commission # 2340198
My Comm. Expires Dec 13, 2024

Certificate of Authenticity

I, Holly A Mason, 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 2/25/22.

Affiant Signature

2/25/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28 day of February 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022