Karen Johnson Davidson County
Batch# 818104 DEEDWARR
03/09/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220309-0026944

Name and Address of New Owner:
Matthew Glenn Lutrick and Catherine Bock
635 Watsonwood Dr.
Nashville, TN 37211

Send Tax Bills To:
Matthew Glenn Lutrick and Catherine Bock
635 Watsonwood Dr.
Nashville, TN 37211

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 147-12-0B-034.00-CO

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, **Carlos A. Sepulveda and wife, Felicitas Sepulveda,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Glenn Lutrick and Catherine Bock, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat, Classic Meadows of record in Plat at Instrument No. 20040715-0084487 and by Certificate of Correction of record in Instrument No. 20050303-0023638 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlos A. Sepulveda and wife Feliticas Sepulveda by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20050922-0114220 Register's Office for Davidson County, Tennessee, dated September 20, 2005 and recorded on September 22, 2005.

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 25th day of February, 2022.

_____ (SEAL)
Carlos A. Sepulveda

_____ (SEAL)
Felicitas Sepulveda

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of February, 2022, before me personally appeared Carlos A Sepulveda and Felicitas Sepulveda, 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 25th day of February, 2022.

Notary Signature
My commission expires: July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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 $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25th day of February, 2022.

Notary Signature
My commission expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Andrew Sisson, 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 February 25, 2022 (date of document).

Affiant Signature

February 28, 2022
Date

State of TENNESSEE

County of WILLIAMSON

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

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

