This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15911-RR

Karen Johnson Davidson County
Batch# 819400 DEEDWARR
03/10/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220310-0028098

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2022.

Notary Public
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guadalupe Lugo Oliva 645 Monte Carlo Drive Nashville, TN 37013	First Community Mortgage, Inc. 262 Robert Rose Drive Ste. 200 Murfreesboro, TN 37129	173 01 0 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Doe Reh, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Guadalupe Lugo Olivia, an unmarried man, and Lidia Martinez Hernandez,an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), 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. 374 on the Plan of Section 1, Monte Carlo Estates, of record in Plat Book 4675, Page 68, 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 Doe Reh, Married Man, by Warranty Deed from Deodas Chhetri and Puja Chettri, Husband and Wife, of record in Instrument No. 20180313-0023575, in the Register's Office of Davidson County, Tennessee, dated March 12, 2018 and recorded on March 13, 2018.

**Spouse, Lay Mue, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **645 Monte Carlo Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202203100028098

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2022.

GRANTOR:

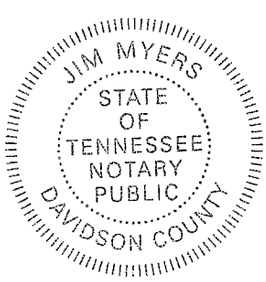
Doe Reh

Lay Mue

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doe Reh and Lay Mue, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2022.



Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Anna Bates 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 2/25/2022 (date of document).

Anna Bates
Affiant Signature

3/2/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of March, 2022.

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: