WARRANTY DEED

Karen Johnson Davidson County
Batch# 820154 DEEDWARR
03/11/2022 10:12:37 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220311-0028443

STATE OF Florida
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

EVELIO LUIS GARCIA
MY COMMISSION # HH 096578
EXPIRES: May 1, 2025
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
Luis Soto Madrid and Mayra Betancourt Nava	New Owner	Parcel ID 128-11-0-021.00-000
(NAME) 565 Holt Valley Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul A. Harris, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luis Soto Madrid and Mayra Betancourt Nava, husband and wife** , hereinafter called the Grantees, 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. 21 as shown on the map entitled Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul A. Harris, By Warranty Deed from Elizabeth E. Burnett dated July 21, 2014 recorded July 21, 2014, of record as Instrument No. 20140721-0064703 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 565 Holt Valley Road, Nashville, TN 37221

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 our hands this 9 day of March, 2022

Paul A. Harris

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paul A. Harris, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

EVELIO LUIS GARCIA
MY COMMISSION # HH 096578
EXPIRES: May 1, 2025
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