Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-22-825

Name and Address of New Owner:
Gloria Martinez Saravia and Francisco A. Martinez
825 Oakwood Terrace Drive
Nashville, TN 37013

Send Tax Bills To:
new owners

Karen Johnson Davidson County
Batch# 838650 DEEDWARR
04/12/2022 12:32:07 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20220412-0042319

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148 08 0 071.00

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, **Htang Pum, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gloria Martinez Saravia, and Francisco A. Martinez,** Lissette Saravia, unmarried, MARRIED, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Page 54 and 55, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Htang Pum, a Single Man, by Warranty Deed from Cin Kap Tung Nung and Zo San, husband and wife, of record in Instrument No. 20190307-0021051, in the Register's Office of Davidson County, Tennessee, dated March 06, 2019 and recorded on March 07, 2019.

This improved property known as 825 Oakwood Terrace Drive, Nashville, TN 37013.

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 8 day of April, 2022.

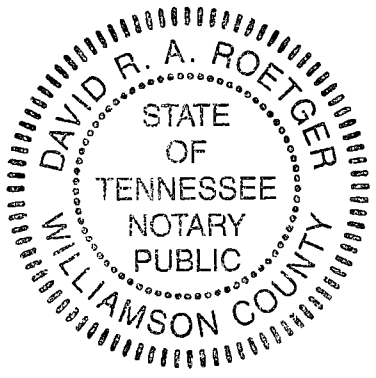
_____(SEAL)
Htang Pum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of April, 2022, before me personally appeared Htang Pum, 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 8 day of April, 2022.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $318,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4420-SK

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024