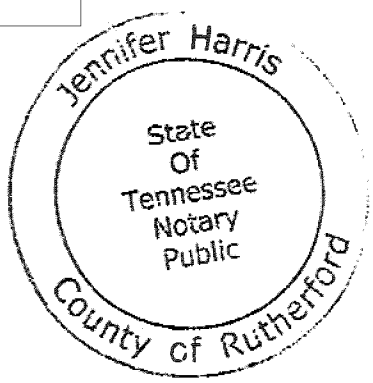
Karen Johnson Davidson County
Batch# 840170 DEEDWARR
04/14/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220414-0043743



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2022.

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Pedro A De Leon Raymundo	NEW OWNER	142-09-0-010.00
7443 George Gaines Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer M Perez Frias, unmarried and Eduardo Aguirre, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pedro A De Leon Raymundo and Maria Elizabeth Quezada, husband and wife

HEREINAFTER CALLED THE GRANTEE, HIS 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. 18 on the Plan of Harpeth Estates, Section Two, as shown on plat of record in Book 4175, Page 23, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jennifer M. Perez Frias and Eduardo Aguirre by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 9/30/2021 and recorded 10/12/2021 in Instrument Number 20211012-0136723, Register's Office for Davidson County, Tennessee.

Prior Sources of Title: BEING PART OF the same property previously conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust, dated 10/1/2021 and recorded 10/4/2021 in Instrument Number 20211004-0133368; and part of the same property previously conveyed to Ingrid A. Sevin, Trustee of The Dieter Sevin Marital Trust by Executor's Quitclaim Deed from Ingrid A. Sevin, Executor of the Estate of Dieter H. Sevin, dated 12/4/2013 and recorded 12/17/2013 in Instrument Number 20131217-0127068; and previously conveyed to Dieter Sevin by Quitclaim Deed from Tom Lowry, Trustee, and in the same instrument conveyed to Tom Lowry, Trustee from Dieter Sevin and wife, Ingrid Sevin, dated 10/18/1989 and recorded 10/20/1989 in Book 7964, Page 503; and previously conveyed to Dieter Sevin and wife, Ingrid Sevin by Warranty Deed from C. Lewis Lavine and wife, Marcia F. Lavine, dated 6/16/1982 and recorded 6/21/1982 in Book 5900, Page 986, Register's Office for Davidson County, Tennessee.

The said Dieter Sevin is reported to have died testate on July 29, 2012, with his Will be filed in Case No. P-6708 (Will Book 87, Page 373) in the Chancery Court for Williamson County, Tennessee, a copy of which was recorded 11/15/2013 in Instrument Number 20131115-0118285 in the Register's Office for Davidson County, Tennessee.

This property is not, nor ever has been the principal or marital residence of the grantor, grantor's spouse or dependents, as defined by statue.

This is improved ☒ Unimproved ☐ property known as 7443 George Gaines Rd, 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 Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 4th day of April, 2022.

Jennifer M Perez Frias

Eduardo Aguirre

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

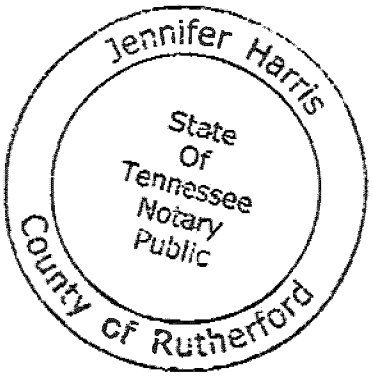
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M Perez Frias and Eduardo Aguirre with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 4th of April, 2022.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



True Copy Certification

I, Jennifer Harris, 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 4.4.2022 (date of document).

Affiant Signature

4.5.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY