Karen Johnson Davidson County Batch# 842479 DEEDWARR 04/20/2022 09:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,572.50 20220420-0045530	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2022. Notary Public My commission expires: 11/15/25
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gerardo Mendoza Marines and Noemi Morales Cruz	**New Owners**	**133-07-0-250.00**
175 Woodson Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steve J. Pulk, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gerardo Mendoza Marines and Noemi Morales Cruz, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Parma Heights Subdivision, as of record in Book 2133, page 23, Register's office for Davidson County, Tennessee.

Said Lot No. 69 begins at a point in the Southerly margin of Woodson Lane, the common front corner of Lots No.s 68 and 69; thence Easterly along said lane around a slight curve 144.71 feet to a point, the beginning of a curve; thence 42.41 feet around said curve having a radius of 27 feet to a point in the Northwesterly margin of Grubbs Road; thence Southwesterly 109.4 feet along said road to a point; the common front corner of Lots Nos. 69 and 70; thence Northwesterly 98 feet to a point, common rear corner of Lots Nos., 68, 69, and 70; thence Northerly 97.6 feet to the point of beginning.

Being the same property conveyed to Steve J. Pulk by Warranty deed from James R. Lane of record in Instrument No. 20211007-0134828 Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 07, 2021.

This is improved property known as **175 Woodson Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of April, 2022.

Steve J. Pulk

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steve J. Pulk, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of April, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 22-000464-529

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-11, 2022.

Affiant
Date: April 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

