WARRANTY DEED

Karen Johnson Davidson County
Batch# 850318 DEEDWARR
05/04/2022 12:32:05 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20220504-0051660

JM-BMR-22-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.20.2025

(AFFIX SEAL)

BONNIE L HEAD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liliana Soto Higuera and Jose Guadalupe Soto	**NEW OWNER**	
(NAME)	(NAME)	**033-08-0-020.00**
409 Gates Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA GUERRERO ARETEAGA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LILIANA SOTO HIGUERA, A SINGLE WOMAN, AND JOSE GUADALUPE SOTO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Gatewood Section 1 of record in Plat Book 3300, Page (s) 47 through 52, inclusive, in the Register's Office for Davidson County (Erroneously referred to as Sumner in Prior Deed), Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 62 fronts 210.2 feet on the Northerly side of Gates Roads and extends back 186.6 feet on the Northeasterly line and 186 feet on the Southerly line to a line in the rear, which is broken on which it measures 169.6 feet.

Being the same property conveyed to Maria Guerrero and Jesus A. Estrella Licea, wife and husband by Warranty deed from John B. Pyka and Lorna R. Pyka of record in Instrument No. 20171117-0118400 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017.

Further being the same property conveyed to Maria Guerrero Areteaga, unmarried by Quitclaim Deed from Jesus A. Estrella Licea of record in Instrument No. 20220504-0051659 Register's Office for Davidson County, Tennessee, dated April 6, 2022 and recorded on May 4, 2022. This conveyance is pursuant to Final Divorce Decree entered in Docket No. 21D180 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3300, Page (s) 47 through 52, Inclusive Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3370, Page 121, as amended in Book 3375, Page 249 and Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1153, Page 652, Book 1165, Page 460, Book 2489, Page 92, and Book 2883, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Gates Rd, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MAY, 2022.

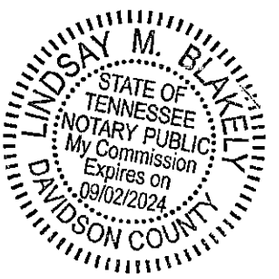
Maria Guerrero Areteaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA GUERRERO ARETEAGA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212