Karen Johnson Davidson County
Batch# 851110 DEEDWARR
05/05/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220505-0051908

WARRANTY DEED

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alejandro Sanchez Sosa	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1608 Elmont Cove	(NAME) 1608 Elmont Cove	17600004200CO
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Victor Manuel Vides, Married, and Lucila Alegria Portillo, his wife,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alejandro Sanchez Sosa and Patricia Gutierrez, husband and wife.** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, and described in part by a survey by John B. Rainey, Surveyor (Lic. No. 823), dated August 31, 1998, as follows:

Beginning at a point in the Northerly margin of Maxwell Road, said point being the Southeasterly corner of the property herein conveyed and the Southwesterly corner of the 3 acre tract currently owned by Robert N. Davenport, et ux; thence North 7 degrees 05 minutes East along the Westerly margin of said adjoining 3 acre tract a distance of approximately 430 feet to an iron pin; thence North 85 degrees 08 minutes 21 seconds W along the Southerly margin of the 14.17 acre tract currently owned by Robert N. Davenport, et ux a distance of 210 feet to an iron pin in the Easterly margin of the 20.75 acre tract owned by Lawrence D. Davenport; thence South 4 degrees 33 minutes 4 seconds West along the Easterly margin of said adjoining 2075 acre tract a distance of approximately 426 feet to a point in the Northerly margin of Maxwell Road; and thence in an Easterly direction along the Northerly margin of Maxwell Road a distance of 210 feet to the point of beginning and containing 2.02 acres, more or less.

Being the same property conveyed to Victor Manuel Vides, married, by virtue of that certain Warranty Deed dated February 22, 2021, and being of record at Instrument No. 20210224-0023072 and recorded at Instrument No. 20210309-0031042, in the Register's Office of Davidson County, Tennessee.

***Lucila Alegria Portillo is joining in to convey any marital interest she may have in the property.**

This conveyance is subject to all easements, restrictive covenants and conditions including those of record in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4364 Maxwell Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of April, 2022.

Victor Manuel Vides

Lucila Alegria Portillo

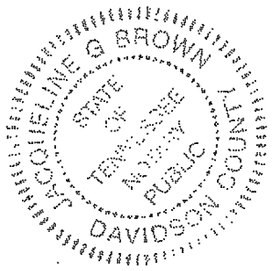
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Victor Manuel Vides and Lucila Alegria Portillo** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2022.

Notary Public

My Commission Expires: 11-3-25



Certificate of Authenticity

I, Holly A Mason, 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 4/25/22.

Affiant Signature

4/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of April, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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