Karen Johnson Davidson County
Batch# 872419 DEEDWARR
06/16/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $367.72
20220616-0068721

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,385.00.

Heriberto Diaz cardenas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2022.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/28/24
File No. G22-16302

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heriberto Diaz Cardenas (NAME)	First Community Mortgage, Inc (NAME)	107-05-0-173.0
726 Elissa Dr. (STREET ADDRESS)	275 Robert Rose Drive (STREET ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Khanh Huynh, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heriberto Diaz Cardenas, an unmarried man, and Olivia Rayo Aguirre, unmarried woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 171 on the Plan of Bel-Air, Section Two, as of record in Plat Book 2900, Pages 29, 30, 31. and 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Khanh Huynh by Deed dated March 12, 2004, recorded March 18, 2004, in Instrument Number 20040318-0030949, in the Register's Office of Davidson County, Tennessee. This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 726 Elissa Drive, Nashville, TN 37217.

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. Whenever 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 9th day of June, 2022.

Khanh Huynh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Khanh Huynh, 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 9th day of June, 2022.

Notary Signature
My commission expires: 6/11/24

DEANNA L. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/09/2022 (date of document).

Affiant Signature

6-10-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY