This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17137-LV

Karen Johnson Davidson County
Batch# 873664 DEEDWARR
06/17/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220617-0069615

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2022.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jorge L. Larrea Madrid 2791 Watersview Drive Nashville, TN 37217	Renasant Bank 2001 Park Place N Suite 150 Birmingham, AL 35203	136-13-0-025 and 36-13-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Yamil Guzman, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jorge L. Larrea Madrid, a married person**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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. 61 and Reserve Parcel B on the Plan of Edge-O-Lakes Estates, Section 4, of record in Book 3600, Page 88, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Yamil Guzman and Allison Guzman, husband and wife by Warranty Deed from James E. Rucker and Patricia Rucker, of record as Instrument No. 20111227-0100799 in the Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 27, 2011 (Affecting both Lots 61 and Reserved Parcel B).

Also, Being the same property conveyed to Yamil Guzman, unmarried by Quit Claim Deed from Allison Guzman, unmarried of record as Instrument No. 20151006-0101660 in the Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on October 6, 2015. (Affecting Lot 61 only)

Also, Being the same property conveyed to Yamil Guzman, married by Quit Claim Deed from Allison Guzman, unmarried of record as Instrument No. 20220617006961 4 in the Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on _____. (Affecting both Lots 61 and Reserved Parcel B).

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **2791 Watersview Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2022.

GRANTOR:

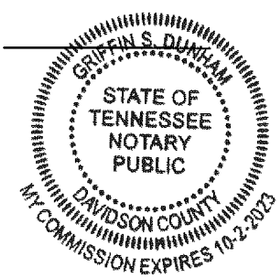
Yamil Guzman

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yamil Guzman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of June, 2022.

Notary Public
My Commission expires: _____



202206170069615

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/10/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/10/22

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

