Karen Johnson Davidson County
Batch# 877745 DEEDWARR
06/24/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220624-0072636

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

07-NSH22-04215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Angel David Mariscal Martinez and Elsa Catalina Diaz 3912 Atkins Dr. Nashville, TN 37211	Angel David Mariscal Martinez and Elsa Catalina Diaz 3912 Atkins Dr. Nashville, TN 37211	133-12-0-188.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian K. Traverse, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angel David Mariscal Martinez and Elsa Catalina Diaz, husband and wife,** hereinafter called the Grantees, their successors 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, being Lot No. 27 on the Plan of Resubdivision of Lots 27 and 28 of Greenwood Hills, Section 2 of record in Book 5190, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian K. Traverse, an unmarried man by Warranty Deed from Paul D. Richardson and wife, Stella S. Richardson of record in Book 9028, page 590, Register's Office for Davidson County, Tennessee, dated July 27, 1993 and recorded on July 29, 1993. (Value or consideration shown in aforementioned deed $60,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3912 Atkins Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of June, 2022

Brian K. Traverse

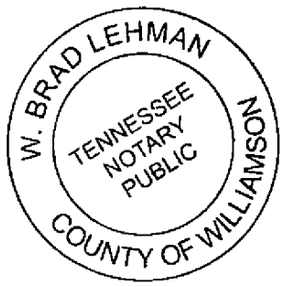
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian K. Traverse, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of June, 2022.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Haylyn Lewis 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 June, 21st, 2022.

Haylyn Lewis — 6/21/22

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202206240072636