When recorded, return to:
Signature Title Services
1517 Hunt Club Blvd, #200
Gallatin, TN 37066

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17563-KS

Karen Johnson Davidson County
Batch# 884376 DEEDWARR
07/06/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20220706-0077671

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $459,900.00.

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~30TH~~ SM day of ~~June~~, 2022.

Notary Public
My Commission Expires: 10/21/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cesar Carmona Flores and Rosalia Rodriguez 3976 Lawing Drive Nashville, TN 37207	Cesar Carmona Flores and Rosalia Rodriguez 3976 Lawing Drive Nashville, TN 37207	041 07 0 009.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Gregory W. Lafollette, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Cesar Carmona Flores and Rosalia Rodriguez, 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:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Bell Knob, as of record in Book 2854, Page 116, Register's Office for said County.

Said Lot No. 9 fronts 114.9 feet on the Westerly side of Lawing Drive and extends back 459.8 feet on the Northerly line and 452 feet on the Southerly line to a dead line, measuring 110 feet thereon.

Being the same property conveyed to Gregory W. LaFollette, by Special Warranty Deed from Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, of record in Instrument No. 20160204-0010774, in the Register's Office of Davidson County, Tennessee, dated January 21, 2016 and recorded on February 04, 2016.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **3976 Lawing Drive, Nashville, TN 37207.**

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 Grantees 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 29th day of June, 2022.

GRANTOR:

Gregory W. Lafollette

STATE OF Kansas
COUNTY OF Wyandotte

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

WITNESS my hand and seal at office this 29th day of June, 2022.

Notary Public
My Commission expires: 07-28-2024

NOTARY PUBLIC
STATE OF KANSAS
JADORRA WINFIELD
My Appt. Expires 07-28-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/29/2022 (date of document).

Jennifer Russell
Affiant Signature

7/5/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of July 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

