Karen Johnson Davidson County
Batch# 890141 DEEDWARR
07/18/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220718-0081951

WARRANTY DEED

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Alice Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2022.

Claire H. Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Robert Reyes and Tamara Janean Reyes	new owner	135 05 0 077.00
(NAME) 340 Ladybird Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susana Carrizosa Madrazo, a married woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **John Robert Reyes and Tamara Janean Reyes, Trustees of the John Robert Reyes and Tamara Janean Reyes Revocable Trust u/a/d October 4, 2019** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Town Park Estates, of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 66 feet on the Easterly margin of Ladybird Drive and extends back 190.22 feet on the Northerly line and 191.75 feet on the Southerly line to a dead line in the rear, measuring 66.02 feet thereon.

Being the same property conveyed to Susana Carrizosa Madrazo, unmarried, By Warranty Deed from Metropolitan Nashville Airport Authority, of record in Instrument No. 20070926-0114978, in the Register's office of Davidson County, Tennessee, dated September 21, 2007, recorded on September 26, 2007.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 340 Ladybird Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Gonzalo Perez joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of July, 2022.

GRANTOR:

Susana Carrizosa
Susana Carrizosa Madrazo

Gonzalo A Perez Casey
Gonzalo Perez

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Susana Carrizosa Madrazo and Gonzalo Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 13th day of July, 2022.

Sarah Ames
Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/13/22

GEORGE E. MUDTER, JR.
Dated 7/13/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/13/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

