WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/15/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-21-2023

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 891439 DEEDWARR
07/20/2022 09:38:50 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20220720-0083021

THIS INSTRUMENT PREPARED BY
CLOSED LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2022-7676

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jacqueline Elaine Mendes		120-09-0-090
512 Dunailie Drive	SAME AS OWNER	
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Heriberto G. Miranda and Ediz Y. Perez Cepeda, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacqueline Elaine Mendes, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 5A54 on the Plan of Glengarry Park, Section V-A, as of record in Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5A54 fronts 85.0 feet on the southeast side of Dunailie Drive and runs back between parallel lines 228.0 feet to a line in the rear which measures 85.0 feet thereon.

Being the same property conveyed to Heriberto G. Miranda, by deed dated 12/29/2005, and recorded 01/04/2006, from Mary Beth Leiffer, F.K.A., Mary Beth Pitts, and husband, Bernard H. Leiffer, of record in Instrument Number 20060104-0000912, Register's Office for Davidson County, Tennessee.

Ediz Y. Perez Cepeda joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title, and interest that she may have in the above-described property as a result of being the spouse of Heriberto G. Miranda.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 512 Dunailie 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on July 15, 2022.

Heriberto Miranda
Heriberto G. Miranda

EDIZ PZ
Ediz Y. Perez Cepeda

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, a Notary Public of said County and State, Heriberto G. Miranda and Ediz Y. Perez Cepeda, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 15, 2022.

Andrea Steinman
Notary Public

My Commission Expires: 01/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2022-7676
RECORD & RETURN TO:
CLOSED LLC
3401 Mallory Lane, Suite 100
Franklin, TN 37067