Karen Johnson Davidson County
Batch# 897460 DEEDWARR
08/02/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220802-0088018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 28 day of JULY, 2022.

Notary Public
My commission expires:
2-28-26

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Luis Valencia Ayala	**Tower Community Bank**	**13607001200**
3730 Edgewater Dr	**7271 NOLENSVILLE RD**	
Nashville, TN 37217	**NOLENSVILLE, TN 37135**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adam Carson and Rachel Carson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Luis Valencia Ayala and Cecilia Ventura De Valencia , husband & wife @

HEREINAFTER CALLED THE GRANTEES, 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. 30, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Adam Carson and Rachel Carson, husband and wife, by Warranty Deed from Suzanne S Quarles, Successor Trustee of the Roy D Simmons, Jr. Revocable Trust dated June 26, 2012, of record in Instrument No. 20170821-0085408, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3730 Edgewater Dr, 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, 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 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.

Adam Carson Date: 7/28/2022

Adam Carson

Rachel Carson Date: 7/28/2022

Rachel Carson

STATE OF Georgia

COUNTY OF Clayton

Personally appeared before me, a Notary Public of said County and State, Adam Carson and Rachel Carson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 2022.

OFFICIAL SEAL
ANGE ADRINE
NOTARY PUBLIC-GEORGIA
HENRY COUNTY
My Comm. Expires 9/1/2025

NOTARY PUBLIC

My Commission Expires: 9/1/2025

Certificate of Authenticity

I, Anna Rawlard, 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 7/28/22.

Date

Affiant Signature

7/28/22

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28 day of JULY, 2022.

Notary's Signature

My Commission Expires: 2-28-26

Notary's Seal (if on paper)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY