WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18230-RR

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 899108 DEEDWARR
08/04/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220804-0088929

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $560,000.00

Affiant Signature

Subscribed and sworn to before me on this the 4th day August 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

NAME AND ADDRESS OF PROPERTY OWNER:
Josefa Santiago Pablo De Bacaj
321 Hidden Springs Cove
Nashville, TN 37207

SEND TAX BILLS TO:
Josefa Santiago Pablo De Bacaj
321 Hidden Springs Cove
Nashville, TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 033130B01400CO

WARRANTY DEED
22NT01068

Effective the 3rd Day of Aug. 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mark Collins and Amanda Collins, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Josefa Santiago Pablo De Bacaj, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the plan of FINAL PLAT PHASE 3 HIDDEN SPRINGS A CLUSTER LOT DEVELOPMENT, as shown plat of record in Instrument 20190807-0078397, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property as conveyed to Mark Collins and Amanda Collins, husband and wife by Warranty Deed from Dalamar Homes, LLC dated 09/15/2020 recorded 09/15/2020 in Book NA, Page NA, as Document Number 20200915-0105425, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 321 Hidden Springs Cv, Nashville, TN 37207-3037

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 3 day of Aug, 2022.

Mark Collins

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark Collins**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of August, 2022.

Shawn Stevens
Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Amanda Collins

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Amanda Collins**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of Aug, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/3/22.

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2022.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires