THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4997-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August 2022. Notary Public MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 902093 DEEDWARR
08/11/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220811-0091473

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reynaldo Figueroa Modesto	New Owner	
5203 Raywood Ln	5203 Raywood Ln.	161-04-0-045.00
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Equity Trust Company Custodian FBO Richard Wofford IRA**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reynaldo Figueroa Modesto and Mariz Perez Guadarrama, husband and 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. 11 on the Plan of Southwood of record in Plat Book 2663, Page 125 and 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company Custodian FBO Richard Wofford IRA by Warranty Deed from Sandra McClurg and Patsy Daily and Gayle Hartman and Raymond Hartman, all the heirs-at-law of Frank L. Hartman, deceased, and Sandra McClurg, Administrator of the Estate of Frank L. Hartman, deceased of record in Instrument No. 20040811-0097139, Register's Office for Davidson County, Tennessee, dated July 16, 2004 and recorded on August 11, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5203 Raywood Ln, Nashville, TN 37211**

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. 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 this the 2nd day of August, 2022.

Equity Trust Company Custodian FBO Richard Wofford IRA

By: _____
Name: MATTHEW COLLIER
Title: CORPORATE ALTERNATE SIGNER

STATE OF OHIO
COUNTY OF CUYAHOGA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Collier (printed name), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged themselves to be the Corporate Alternate Signer (capacity) of **Equity Trust Company Custodian FBO Richard Wofford IRA** the within named bargainor, and that Matthew Collier (printed name), as such Corporate Alternate Signer (capacity), being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Corporate Alternate Signer (capacity).

Witness my hand and official seal this the 2 day of August, 2022.

_____
Notary Public

My Commission expires: _____

LEXIE MARIA HOLOWENKO - NOTARY PUBLIC
STATE OF OHIO
COMM EXP: OCT 9, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 August 10, 2022.

Affiant Signature

8/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of August, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY