Karen Johnson Davidson County
Batch# 906513 DEEDWARR
08/23/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220823-0094917

WARRANTY DEED

ASHLEE D. PAGE 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 $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Luis Miguel Martinez Rangel and Hilda Chora Martinez	SEND TAX BILLS TO: Luis Miguel Martinez Rangel and Hilda Chora Martinez	MAP-PARCEL NUMBERS
(NAME) 1220 Westchester Dr	(NAME) 1220 Westchester Dr	04115002900
(ADDRESS) Nashville, TN 37027	(ADDRESS) Nashville, TN 37027	
(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, **Roberto R. Trejo, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Miguel Martinez Rangel and Hilda Chora Martinez, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 169, on the plan of Bellshire Estates, Section VI, as shown on plat of record in Plat Book 2133, Page 129, in the Register's Office for Davidson County, Tennessee, and being more particular described as follows:

Said Lot No. 169 is situated at the northwesterly corner of the intersection of Westchester Drive and Stilton Drive, fronting 210 feet on the westerly margin of Westchester Drive and a total of 125 feet on the northerly margin of Stilton Drive, and said frontages being joined by a curve having a length of 37.4 feet and a radius of 25 feet. Said lot extends back 189 feet on the northerly side and 290.6 feet on the westerly side.

Less and except that property conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6232, Page 948, in the said Register's Office.

Being the same property conveyed to Roberto R. Trejo, a married man, by virtue of that certain Warranty Deed dated May 28, 2008, and being of record at Instrument No. 20080530-0055394 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property was never his primary residence, and was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1220 Westchester Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of August, 2022.

Roberto R. Trejo

Roberto R. Trejo

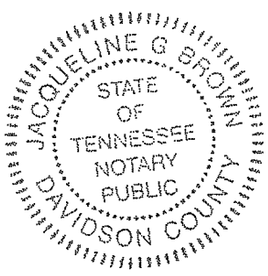
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roberto R. Trejo,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2022.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25



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 19, 2022.

Affiant Signature

8/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25