THIS INSTRUMENT WAS PREPARED BY	STATE OF ~~TENNESSEE~~ NC COUNTY OF Buncombe
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5050-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00. Bohul De Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2022 Notary Public MY COMMISSION EXPIRES: 8/26/23 (AFFIX SEAL)

H. JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug. 26, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodrigo A. Giraldo and	new owner	
812 Fireside Circle		160-15-0-009.00
Brentwood, 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, **Bohul De, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodrigo A. Giraldo**

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. 9 on the Plan of Phase 1, Hearthstone of record in Plat Book 5200, Page 218, as amended in Plat Book 5677, Page 419, 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 Bohul De by Warranty deed from James H. Nixon, III and wife, Lori W. Nixon of record in Instrument No. 20031009-0149856 Register's Office for Davidson County, Tennessee, dated September 30, 2003 and recorded on October 09, 2003.

Kimberly De, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Bohul De.

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 __ unimproved _X_ improved property known as **812 Fireside Circle, Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 908697 DEEDWARR
08/26/2022 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220826-0096624

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 our hands this the 18 day of August, 2022.

Bohul De

Bohul De

Kimberly De

Kimberly De

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bohul De,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2022.

My Commission expires: 8/24/23

H. Jerry Pitts

Notary Public

H. JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug. 26, 2023

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly De,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2022.

My Commission expires: 8/24/23

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Notary Public

H. JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug. 26, 2023

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/18/2022, (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025