22NT0171

WARRANTY DEED

Karen Johnson Davidson County
Batch# 911615 DEEDWARR
09/01/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220901-0098657

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 11-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edgar Ornelas Solis	Same as New Owner	071-07-0-174.00
(NAME)	(NAME)	
5019 Leath Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith T. Cole, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto, **Edgar Ornelas Solis and Monica Mar Moreno, 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. 12 on the map of the Re-subdivision of the I.D. Luton's addition as of record in Book 974, Page 55, Register's Office for said Davidson County, Tennessee. Said Lot No. 12 fronts 74.1 feet on the easterly side of Luton Street and runs back between lines 189.5 feet on the north line and 192.3 feet on the south line to a dead line in the rear on which it measures 74.1 feet.

Being the same property conveyed to Keith T. Cole from Rhonda Pace, Trustee under the Revocable Trust Agreement of James Douglas Humphrey and Joan Beverly Humphrey dated February 15, 2011, by Warranty Deed on September 13, 2021, of record in Instrument Number 20210915-0123690, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

This property is investment property for the Grantor and has never been the marital residence.

unimproved ☐

This is improved ☑ property, known as 1721 Luton Street, 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/our hands this 25th day of August, 2022.

Keith T. Cole

State of Tennessee
County of Davidson

Personally appeared before me Keith T. Cole, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of August, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202208002

Tennessee Certification of Electronic Document

I, Ruth 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 authenticated according to law on 8/25/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of August, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24