Karen Johnson Davidson County
Batch# 911973 DEEDWARR
09/02/2022 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220902-0099227

Name and Address of New Owner:
Arnold Ramon Leiva Pineda and Ana Perez Vargas
660 Roxanne Dr.
Antioch, TN 37013

Send Tax Bills To:
Arnold Ramon Leiva Pineda and Ana Perez Vargas
660 Roxanne Dr.
Antioch, TN 37013

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 162-11-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kanna Paulu and Naw Eh, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arnold Ramon Leiva Pineda and Ana Suyapa Perez Vargas, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Whittemore Valley, Section 5 of record in Plat Book 6250, Page 904, 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 Kanna Paulu and Naw Eh, husband and wife by Warranty deed from Dusty A. Bennett, married of record in Instrument No. 20170503-0043951 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on May 03, 2017. (Value of consideration shown in aforementioned deed $175,000.00.)

This is __X___ improved _____ unimproved property also known as 660 Roxanne Drive Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2022.

P dlu (SEAL)
Kanna Paulu

Nawreh (SEAL)
Naw Eh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2022, before me personally appeared Kanna Paulu and Naw Eh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 10/11/2022
File No. 2022-501

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 31, 2022.

Affiant
Date: September 2, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY