Karen Johnson Davidson County
Batch# 913796 DEEDWARR
09/07/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,686.83
20220907-0100478

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

File No. DD-22-3156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Daniel Consuelo, Carlos Consuelo Beltran, and Eloisa Carmona Zepeda	New Owner	
(NAME)	(NAME)	133-12-0-001.00
4837 Aster Drive		
(ADDRESS)	(ADDRESS)	
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, I/we, **Oscar Consuelo Beltran and Elizabeth Cruz Garcia, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Daniel Consuelo, single, and Carlos Consuelo Beltran and Eloisa Carmona Zepeda, husband and wife, as Tenants-in-Common 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. 43 on the Map of Highview Acres of record in Book 2331, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 109.5 feet on the Southwesterly margin of Aster Drive and extends back between lines 356 feet on the Southeast line and 297.2 feet on the Northwest line to a broken line in the rear measuring 184 feet thereon.

Being the same property conveyed to Oscar Consuelo Beltran and Elizabeth Cruz Garcia, husband and wife by Warranty Deed from Timothy A. Beard, sole heir and beneficiary of Paula Freeze Beard, deceased of record in Instrument No. 20220805-0089402 Register's Office for Davidson County, Tennessee, dated August 03, 2022 and recorded on August 05, 2022.

This is property more commonly known as 4831 Aster Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 30th day of August, 2022.

Oscar Consuelo Beltran

Elizabeth Cruz Garcia

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 30th day of August, 2022, before me personally appeared Oscar Consuelo Beltran and Elizabeth Cruz Garcia, 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 30th day of August, 2022.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEJINT, 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 30, 2022.

Date

Affiant Signature

9-7-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of SEPT, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON