Karen Johnson Davidson County
Batch# 916411 DEEDWARR
09/14/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220914-0102421

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000.

Affiant Signature

Subscribed and sworn to before me on this the 31st day August 2022.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Mynor Ruby Molina Carranza
4002 Cedar Cir. Nashville TN 37218
SEND TAX BILLS TO:
Mynor Ruby Molina Carranza
Same as above
MAP AND PARCEL NUMBER: Tax ID #:06904001400

WARRANTY DEED
22NT01240

Effective the 31st Day of ~~June~~ August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jose Alcides Jimenez, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
MYNOR RUBY MOLINA CARRANZA AND ROSANA BENITEZ, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson COUNTY**, Tennessee, described as follows, to wit:

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 Number 32 or Block CC on the revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County.

Said Lot Number 32 or Block CC fronts 100.17 feet on the Easterly margin of Cedar Circle and runs back 264.3 feet on the Southerly line and 270 feet on the Northerly line to a line in the rear measuring 100 feet thereof.

Being the same property as conveyed to Jose Alcides Jimenez, an unmarried man by Warranty Deed from Cedar Circle Land Trust dated 06/22/2015 recorded 06/25/2015 in Book NA, Page NA, as Document Number 20150625-0061179, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4002 Cedar Cir, Nashville, TN 37218-1907

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 31st day of August, 2022.

Jose Alcides Jimenez

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Jose Alcides Jimenez, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August _____, 2022.

Notary Public
My Commission expires: 4/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 8/31/2022 (date of document).

Affiant Signature

9/12/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Sept., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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