Karen Johnson Davidson County
Batch# 918336 **DEEDWARR**
09/19/2022 11:40:52 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20220919-0104082

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26

04-NSH22-04801

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alvaro Alberto Garcia Chavez and Erika Fabilola Lopez Chugue 3361 Oak Trees Court Antioch, TN 37013	First Community Mtg., Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	150-07-0-529.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edna Oden**, **unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alvaro Alberto Garcia Chavez and Erika Fabilola Lopez Chugue**,**husband and wife**, hereinafter called the Grantees, their successors 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. 30-B on the Plan of Zone Lot Division, Lot No. 30 of Lakeshore Woods, Section 3 of record in Book 6250, Page 824 amending Book 5200, Page 621, 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 Edna Oden, unmarried by Warranty Deed from Gregory N. Bernard, unmarried of record in Book 10567, page 695, Register's Office for Davidson County, Tennessee, dated August 11, 1997 and recorded on August 13, 1997. (Value or consideration shown in aforementioned deed $65,300.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3361 Oak Trees Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of September, 2022

Edna Oden

Edna Oden

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edna Oden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 12th day of September, 2022

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY