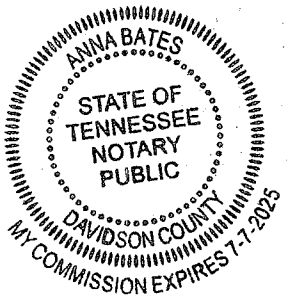
Karen Johnson Davidson County
Batch# 922412 DEEDWARR
09/28/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220928-0107142

GENT 01376



STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2022.

Notary Public

My Commission Expires: 7-7-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Juana Alvarez Solomon and Ariel Luna Balcarel	Newowner	095-05-0A-008.00 CO and
2008 Farley Place		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah Huygens and Edgar Ivan Abad, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juana Alvarez Soloman, unmarried and Ariel Luna Balcarcel, married, as tenants in common with rights of survivorship

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. 8 on the Plan of Belle Acres - Section One, of record in Plat Book 5200, Page 144, as corrected by Surveyor's Certificate of Correction in Book 5412, Page 771, 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 Sarah Huygens and Edgar Ivan Abad, husband and wife, as tenants by the entirety, by Quitclaim Deed from Sarah Huygens, a married woman, dated 11/12/2020 and recorded 12/7/2020 in Instrument Number 20201207-0141739; and the same property previously conveyed to Sarah Huygens, a married woman, by Warranty Deed from Joel W. Greene and Carol Greene, husband and wife, dated 8/25/2017 and recorded 8/28/2017 in Instrument Number 20170828-0088302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2008 Farley Place, Nashville, TN 37210.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 16th day of September, 2022.

Sarah Huygens

Edgar Ivan Abad

STATE OF TENNESSEE
COUNTY OF WILSON

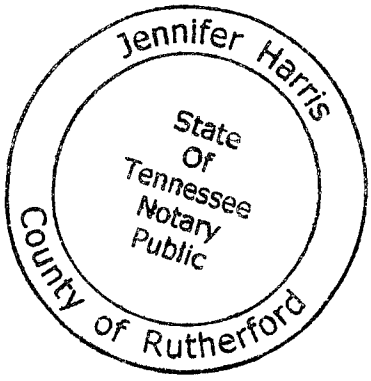
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Huygens and Edgar Ivan Abad with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th of September, 2022.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



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 9/14/2022 (date of document).

Affiant Signature

9/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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