Karen Johnson Davidson County
Batch# 928137 DEEDWARR
10/11/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,056.89
20221011-0111643

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$285,645.00** (Two Hundred Eighty Five Thousand Six Hundred Forty Five).

AFFIANT

Subscribed to and sworn before me this 6th day of October, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-6-25 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jose Vicente Chiquillo Chiquil and Ivis A. Euceda Martinez 148 Shiaway Court Nashville, TN 37217	new owner	149020F02500CO

WARRANTY DEED

FOR AND IN 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, **ALLISON L. OFFUTT, UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSE VICENTE CHIQUILLO CHIQUILLO AND IVIS A. EUCEDA MARTINEZ, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. 25 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit " B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, 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 Allison L. Offutt, unmarried woman, by deed from Elizabeth Frakes, an unmarried woman, of record in Instrument No. 20191002-0100621, in said Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **148 SHIAWAY COURT** **NASHVILLE, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2022096583

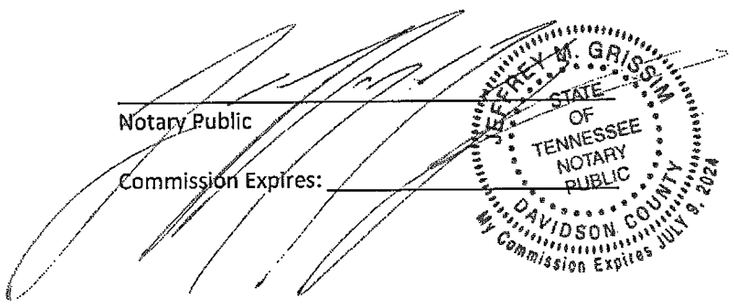
WITNESS, this 6th day of October, 2022

Allison L. Offutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of October, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Allison L. Offutt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of October, 2022.



Notary Public

Commission Expires:

LTSR Number:

GTE File: 2022096583

Certificate of Authenticity

I, Holly A. Mason, 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 October 6, 2022.

Affiant Signature

10/7/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022