Karen Johnson Davidson County
Batch# 928746 DEEDWARR
10/12/2022 01:44:30 PM 10 pgs
Fees: $53.00 Taxes: $1,535.13
20221012-0111971

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$414,900.00**

Affiant

Subscribed and sworn to before me, this the 30th day of September 2022.

Notary Public

My commission expires: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLEY RODRIQUEZ	New Owner	096-11-0-055.00
3218 Cloverwood Drive		
Nashville, TN 37214		

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, I,

ANA KAREN TORRES, NOW KNOWN AS ANA KAREN PADRON FRIAS, AN UNMARRIED WOMAN

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

CHARLEY RODRIQUEZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Hickory Bend Subdivision, Section 1, of record in Plat Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANA KAREN TORRES AND TRINIDAD ALONZO TORRES, WIFE AND HUSBAND, by deed from HALUSKA PROPERTIES, LLC, of record in Instrument No. 20180710-0066444, dated July 3, 2018, said Register's Office.

ANA KAREN TORRES AND TRINIDAD ALONZO TORRES HAVING SINCE DIVORCED. FINAL ORDER IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, ORDER NUMBER 21D618, DATED JULY 19, 2022 GRANTS ANA KAREN TORRES ALL RIGHT TITLE AND INTEREST IN SAID PROPERTY AND DIVESTED OUT OF HUSBAND.

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 property known as 3218 Cloverwood Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 30th day of September, 2022.

Ana Karen Padron Frias

ANA KAREN PADRON FRIAS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANA KAREN PADRON FRIAS,** the within named bargainor, 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, at office, this 30th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the THIRD Circuit Court for Davidson County, Tennessee, on the 19 day of JULY, 2022, in Docket Number 21D618 between TORRES MEZA, TRINIDAD ALONZO, Plaintiff, and TORRES FRIAS, ANA KAREN, Defendant, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 29 day of SEPTEMBER in the year two thousand twenty-two and in the 246th year of American Independence.

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

[SEAL]

EFILED 07/19/22 08:24 AM CASE NO. 21D618 Richard R. Rooker, Clerk

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

TRINIDAD ALONZO TORRES MEZA,	)	
	)	
Plaintiff/Husband,	)	
	)	
vs.	)	**No. 21D618**
	)	
ANA KAREN TORRES,	)	
	)	
Defendant/Wife.	)	

FINAL ORDER

This cause was before the Court, the Honorable Phillip Robinson, Circuit Court Judge, on June 7th, 2022. On May 25th, 2022, this Court granted a Final Decree of Divorce in this matter and reserved the issue of the equitable division of the parties' real and personal property and debts for a hearing ordered to be held on June 7th, 2022. Defendant/Wife Ana Karen Padron Frias (formerly Ana Karen Torres, hereinafter referred to as "Wife") appeared and was represented by counsel. Plaintiff/Husband Trinidad Alonzo Torres Meza (hereinafter referred to as "Husband"), although notified of the hearing through his counsel of record, did not appear, nor did his counsel of record.

In an Order entered on April 14th, 2022, the Court granted Wife permission to sell the marital home. On June 7th, 2022, the Court heard testimony that Wife has retained a licensed Realtor, but that the martial home has not yet been sold. The Court considered the sworn testimony of Wife, the statements of Wife's counsel, reviewed Wife's documentary proof and the entire record.

The Court finds that the parties own real and personal property. The parties' real property is the marital home, which is the land with all buildings and improvements thereon located at 3218 Cloverwood Drive, Nashville, Tennessee 37218, said premises being further described as follows:

Lot Number 40 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Legal Reference: 20180710-0066444; Map & Parcel: 096 11 0 055.00.

The Court finds that the anticipated listing price of the marital home is $415,000 and the amount owed on the mortgage on the marital home is $255,998.59.

The Court finds that the parties own the following vehicles and the Court accepts Wife's valuation for said vehicles as: a 2012 Chevrolet Silverado valued at $13,969.86; an immobile 1982 Mack 600 Dump Truck valued at $500; a 2003 Chevrolet Tahoe valued at $2,000; a 2009 Toyota Corolla valued at $3,928; a 2008 Mazda 5 valued at $5,000; and a 1973 Harley Davidson motorcycle valued at $500.

The Court finds that the parties own personal property, furniture and appliances located in the marital home, and the Court accepts Wife's valuation of said personal property in the marital home of approximately $5,000.

The Court finds the parties have the following marital debts: a $10,000 loan owed to Wife's family that was used for the down payment for the mortgage on the marital home; costs to prepare the marital home for sale which include $9,850.75 owed to ACC Painting and $1,028.38 owed to Wise Cleaning Service; and approximately $27,541.87 in various credit card, loan and other debts incurred to provide for the family.

The Court further finds that the $27,541.87 in various credit card, loan and other debts consists of the following: $7,638.91 to Kroger Mastercard; $7,122.82 to US Bank Visa; $4,652.46 to US Bank Personal Line of Credit; $1,862.27 to Citi Simplicity Card; $1,840.82 to US Bank

Fixed Rate Loan; $1,673.14 to TJX Mastercard; $1,616.72 to Barclays View Mastercard; $663.21 to Gap Visa Credit Card; and $476.47 to Automotive Solutions Repair.

The Court finds that since the parties' separation in early January 2021, Wife has maintained the marital home, has made necessary mortgage payments, and has paid the minimum required amounts on the above-described debts. The Court further finds that since the parties' separation, Husband has not paid any support to Wife, has not made any mortgage payments, and has not made any payments towards the above-described debts.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1) Wife shall be awarded the following vehicles: the 2014 Chevrolet Silverado (VIN#3GCPCREC6EG163235), the 2009 Toyota Corolla (VIN#1NXBU40E89Z071027), and the 1973 Harley Davidson Motorcycle (VIN#4CAHC113033). The Court divests Husband of all rights, title or interests in the above-described Chevrolet Silverado, the Toyota Corolla, and the Harley Davidson Motorcycle. The Court vests all rights, title and interest in the above-described vehicles in Wife.
2) Husband shall be awarded the following vehicles: the 1982 Mack 600 Dump Truck (VIN#1M1N179Y7CA074521); the 2003 Chevrolet Tahoe (VIN#1GNE143Z93J198521); and the 2006 Mazda 5 (VIN# unknown to Wife). The Court divests Wife of all rights, title or interests in the above-described Mack 600 Dump Truck, the Chevrolet Tahoe and the Mazda vehicles. The Court vests all rights, title and interest in the above-described vehicles in Husband.
3) Wife is granted ownership of all the personal property, furnishings, and appliances in the marital home, with all rights, title and interest in said property divested out of Husband.



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4) Wife shall sell the above-described marital home located at 3218 Cloverwood Drive, Nashville, Tennessee 37218 (legal description above). The Court divests Husband of all rights, title or interests in the above-described real property. The Court vests all rights, title and interest in the above-described real property in Wife for the purpose of maintaining the property and transferring title of the property to the new owner at the sale of said property.

5) Upon the sale of the marital home and after all closing costs and broker fees are paid, the proceeds from the sale shall be divided as follows:

   a. $10,000 shall be awarded to Wife, in order for her to repay her family for the loan used for the down payment on the mortgage for the marital home;

   b. $9,850.75 shall be paid to ACC Painting and $1,028.38 shall be paid to Wise Cleaning Service;

   c. After the above-described debts are paid, Wife shall be awarded two-thirds of the remaining proceeds from the sale of the marital home, and Husband shall be awarded one-third of the remaining proceeds from the sale of the marital home;

   d. Husband shall be responsible for the remainder of the marital debt, totaling $27,541.87, which shall be paid from Husband's share of the proceeds from the sale of the marital home;

   e. After the above-described debts are paid, Husband's remaining portion of the proceeds shall be paid into an escrow account with the Clerk of this Court; and

   f. Wife is granted a lien against Husband's portion of the proceeds, held in escrow by the Clerk of this Court, for any award of child support made by the Davidson County Juvenile Court for support of the parties' two minor children.

6) Each party shall willingly execute and deliver any and all instruments necessary or required in order to implement the terms of this Order.

7) Pursuant to Tennessee Code Annotated §36-4-134, the parties are notified that this Order does not necessarily affect the ability of a creditor to proceed against a party or against the party's property even though that party is not responsible under the terms of this decree for an account or any debt associated with an account or any debt. It may be in each party's best interest to cancel, close, or freeze any jointly held accounts.

8) Each party shall be responsible for their own attorney's fees, and Legal Aid Society of Middle Tennessee and the Cumberlands is hereby released from any further obligation to represent Wife effective forty-five (45) days after the entry of this Final Decree.

9) Costs are assessed against Husband Trinidad Alonzo Torres Meza for which execution may issue, if necessary.

This the 19th day of July, 2022.

PHILLIP ROBINSON
Circuit Court Judge

Prepared for entry by:

Rebecca Toca, BPR# 038929
Legal Aid Society of Middle
Tennessee and the Cumberlands
1321 Murfreesboro Road, Suite 400
Nashville, TN 37217
Phone: (615) 844-7147
Email: rtoca@las.org

Attorney for Defendant/Wife
Ana Karen Padron Frias

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Certificate of Service

I certify that a copy of this Order has been mailed to Mr. James B. McVeigh, attorney for plaintiff/husband Trinidad Torres Meza, 2604 Nolensville Pike, Suite C, Nashville, TN 37211, on this the 18th day of July, 2022.

Rebecca Toca

Certificate of Authenticity

I, Joshua A. Terry, 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 9/30/22.

Affiant Signature

10/3/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/3/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON