WARRANTY DEED

Karen Johnson Davidson County
Batch# 931304 **DEEDWARR**
10/19/2022 09:54:27 AM 2 pgs
Fees: $13.00 Taxes: $1,418.95

20221019-0113982

W-SC-22-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Santos G. Casco Lopez and Alejandra C. Tafolla	**CalCon Mutual Mortgage LLC dba OneTrust Home Loans**	
(NAME)	(NAME)	**119-07-0-153.00**
3 Lutie St	**3131 Camino Del Rio N, Suite 1680**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**San Diego, CA 92108**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAMON CRUZ SANCHEZ, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANTOS G. CASCO LOPEZ AND ALEJANDRA C. TAFOLLA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34, on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which reference is made for a more compete description.

Being the same property conveyed to Ramon Cruz Sanchez, an unmarried man by Warranty Deed from Dinora D. Jiron, married of record in Instrument No. 20161114-0119721 Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 14, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5110, Page 595, Book 5176, page 649 and Amendment Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5349, Page 271, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3 Lutie St, Nashville, Tennessee 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 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. 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 the 14th DAY OF OCTOBER, 2022.

Ramon Cruz Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212