Karen Johnson Davidson County
Batch# 931707 DEEDWARR
10/19/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20221019-0114158

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4634

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of October, 2022

Notary Public

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonel Lujan-Villa, Miguel Hernandez, and Marisol Hernandez 2612 Sterling Boone Drive Nashville, TN 37210	New Owner	119-06-0-205.07

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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,

Anel Ariana Jaramillo, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonel Lujan-Villa, unmarried and Miguel Hernandez and Marisol Hernandez, husband and wife

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. 223 on the Plan of Sterling Heights, Section 7, of record in Plat Book 3600, Page 2, in the Register's Office for Davidson County, Tennessee. Said Lot No 223 fronts 223 feet on the easterly side of Boone Drive and runs back 241.36 feet on the northerly line and 250.2 feet on the southerly line to a dead line in the rear, measuring 92 feet thereon.

Being the same property conveyed to Anel Ariana Jaramillo by Warranty Deed from Michael Renderos, a single man of record in Instrument No. 20190531-0051643 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 31, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2612 Sterling Boone Drive, 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 we so

covenant with the said GRANTEES 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 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.

Dated this the 18th day of October, 2022.

Anel Ariana Jaramillo

STATE OF Texas
COUNTY OF Dallas

On this 18th day of October, 2022, before me personally appeared Anel Ariana Jaramillo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of October, 2022.

Ena Thomas
Notary Signature
My commission expires: 7-14-2024

ENA THOMAS
Notary ID #130739646
My Commission Expires
July 14, 2024

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/18/2022

10/18/2022

Affiant Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of October, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON