Karen Johnson Davidson County
Batch# 966073 DEEDWARR
01/31/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230131-0007217

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MJ-23-58

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Jennifer Russell
Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2023

Notary Public

Commission Expires: 10/21/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oliverio Canahui Oxlaj and Blanca L. Gonzalez De Paz 2836 Rural Hill Circle Nashville, TN 37217	New Owner	150-01-0-135-00

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,

Harry Halbert Eielson, heir of the Estate of Dorothy I. Eielson

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

Oliverio Canahui Oxlaj and Blanca L. Gonzalez de Paz, 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. 38 on the plan of Edge-O-Lake Estates, Section VIII, as of record in Book 3700, Page 101, Register's Office of Davidson County, Tennessee.

Said Lot 38 fronts 80 feet on the westerly side of Rural Hill Circle and runs back 149.76 feet on the southerly line an d157.14 feet on the northerly line to a dead line in the rear, measuring 80.34 feet thereon.

Being the same property conveyed to Harry A. Eielson, Jr. and wife, Dorothy I. Eielson, by Warranty Deed from William A. Brown and wife, Virginia Phelan Brown, dated

September 14, 1974 and recorded September 16, 1974, of record in Book 4852, Page 471, Register's Office of Davidson County, Tennessee. The said Harry A. Eielson, Jr. having become deceased on or about November 7, 2015; leaving Dorothy I. Eielson as the surviving tenant by the entirety. Dorothy I. Eielson having become deceased on or about June 11, 2020. Reference is made to the Affidavit of Inheritance by Harry Halbert Eielson recorded August 13, 2020 of record in Instrument No. 20200813-0090694, Register's Office of Davidson County, Tennessee. Reference is further made to the Affidavit of Heirship of Dorothy I. Eielson signed by Scot Cianci of record in Instrument No. __202301310007216_____, Register's Office of Davidson County, Tennessee.

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: 2836 Rural Hill Circle, 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 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 ~~31st~~ 30th (MB) day of January, 2023.

Harry Halbert Eielson

Harry Halbert Eielson

STATE OF TENNESSEE
COUNTY OF WILSON

On this ~~31st~~ 30th (MB) day of January, 2023, before me personally appeared Harry Halbert Eielson, 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 30th (MB) day of January, 2023.

Notary Signature / My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Kristen Traini, 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 1/31/2023.

Date

Affiant Signature

1/31/2023

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of January, 2023.

Notary's Signature

My Commission Expires: 11-22-2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires