Karen Johnson Davidson County
Batch# 972334 DEEDWARR
02/21/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20230221-0011963

Name and Address of New Owner:
Jesus Eduardo De La Rosa and Stephanie De La Rosa
3401 Anderson Road
Unit 25
Nashville, TN 37013

Send Tax Bills To:
Jesus Eduardo De La Rosa and Stephanie De La Rosa
3401 Anderson Road
Unit 25
Nashville, TN 37013

This Instrument Prepared By:
Scott Daniel
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 136-15-0B-025-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Mullinax,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesus Eduardo De La Rosa and Stephanie De La Rosa, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 25, on the Horizontal Property Regime with Private Elements for Smith Springs Townhomes Phase 1, as shown on the map of record in Plat Book 11700, Page 16 and revised in Plat Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua L. Mullinax by Deed from Aaron Michael Shelton, unmarried, dated May 15, 2020, recorded May 20, 2020, of record in Instrument Number 20200520-0052497, of the Public Records of Davidson County, Tennessee.

Property Address: 3401 Anderson Road Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of February, 2023.

Joshua Mullinax (SEAL)

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

On this 13th day of February, 2023, before me personally appeared Joshua Mullinax, 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 13th day of February, 2023.

Notary Signature
My commission expires: 8-19-23

SCOTT DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$252,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 13th day of February, 2023.

Notary Signature
My commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 2-13-23.

Affiant
Date: 2-17-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 17th day of February, 20___

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024