Karen Johnson Davidson County
Batch# 978592 DEEDWARR
03/08/2023 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230308-0016850

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $400,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Feb, 23.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Paula Alvarenga & Miguel Diaz Serrano
2120 Maynard Court,
Nashville, TN 37218
SEND TAX BILLS TO:
Paula Alvarenga & Miguel Diaz Serrano
2120 Maynard Court,
Nashville, TN 37218
MAP AND PARCEL NUMBER: Tax ID #: 058090A03100CO

WARRANTY DEED

23NT00024

Effective the 21st Day of Feb, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John L. Sims, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Paula Alvarenga & Miguel Diaz Serrano, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, on the Plan of Creekside Trails - Phase 2, as shown on plat of record in Instrument No. 20000426-0041282, as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to John L. Sims, a single man by Warranty Deed from Erica Woods fka Erica L. Biggs, unmarried dated 09/08/2014 recorded 09/18/2014 in Book NA, Page NA, as Document Number 20140918-0085811, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2120 Maynard Ct, Nashville, TN 37218-3610

This Conveyance is made subject to Restrictions of record as document no. 200004260041282, document no. 200207090082562, document no. 20009150092002, document no. 200110250117168, document no. 20020828010983, document no. 200412290153372, book 10871, page230, document no.200111260128291, document no.200412290153373, instrument no. 200412290153376 and easement of record book 6255, page 230, instrument no. 200010110100954, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31st day of Jan, 2023

John L. Sims

State of Tennessee }
County of Davidson }

On this 31st day of Jan, 2023, before me personally appeared **John L. Sims**, 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 (or person's) free act and deed.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Stephanie Peoples Sims

State of Tennessee }
County of Davidson }

On this 31st day of Jan, 2023, before me personally appeared **Stephanie Peoples Sims**, 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 (or person's) free act and deed.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-21-23 (date of document).

Affiant Signature

3-7-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025