Name and Address of New Owner:
Jose Domingo Ruiz Reina
4220 Maxwell Road
Nashville, TN 37013

Send Tax Bills To:
Jose Domingo Ruiz Reina

Karen Johnson Davidson County
Batch# 984595 DEEDWARR
03/24/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230324-0021750

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 176-00-0-063

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, **Robert Robinson, and wife, Connie Robinson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose Domingo Ruiz Reina, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:Tract 1: Land in Davidson County, Tennessee, being Lot No 3, as show on the map entitled W E Sanders property (phase One) of record as Instrument No 20000222-0016956, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete accurate description.

Being the same property conveyed to Robert E Robinson and wife, Connie H Robinson by deed of record in Book 11702, page 226, dated 10/12/1999, said Register's Office.

Tract 2: Beginning at a point on the north margin of Maxwell Road, the same being located at the southwest corner of the property conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, R.O.D.C., Tennessee, thence with the north margin of Maxwell Road, North 86 degrees' West 375 feet to an iron pin; thence North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 375 feet to an iron pin; thence South 3 degrees 30' West 290 Feet to the beginning.

Less and Except: Land in Davidson County, Tennessee, being Lot No 3, as shown on the map entitled W E Sanders property (phase One) of record as Instrument No 20000222-0016956, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete accurate description.

Being the same property conveyed to Robert E Robinson and wife, Connie H Robinson by deed of record in Book 11702, page 226, dated 10/12/1999, said Registere's Office.

Being the same property conveyed to Robert E Robinson and wife, Connie H Robinson by Quitclaim Deed from Robert E. Robinson and wife, Connie H. Robinson, recorded February 16, 2023 in Instrument No. 20230216-0011368. (The purpose of this QCD is to combine the tracts into one map parcel)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 24th day of March, 2023.

_____(SEAL)
Robert Robinson

_____(SEAL)
Connie Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Robert Robinson and Connie Robinson, 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 24th day of March, 2023.

DELLA A. LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of March, 2023.

STEPHANIE LUNA NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

_____
Notary Public
My commission expires: 6/25/25
File No. 2023-5593-?

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/24/23 (date of document).

Emma Howard

Affiant Signature

Date: 03/24/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

