Name and Address of New Owner:
Hector L Canales Hernandez
2506 Sleepy Hollow Drive
Nashville, TN 37217

Send Tax Bills To:
Hector L Canales Hernandez
Same

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

Map & Parcel No: 149-03-0-020

Karen Johnson Davidson County
Batch# 990040 DEEDWARR
04/10/2023 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,233.95
20230410-0025995

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, **Eugenia Ehsani,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hector L Canales Hernandez and spouse, Dalila Hernandez Hernandez ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 410, Section 6, Edge-O-Lake Estates, as shown on plat of record in Plat Book 3700, Page 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pejhman Ehsani and Eugenia Ehsani, husband and wife, by deed dated December 28, 2015 from Derek Hawkins, recorded January 5, 2016 in Instrument No. 20160105-0000718 in the Register's Office.

Pejhman Ehsani was removed from title by court order of record as _____.

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 31st day of March, 2023.

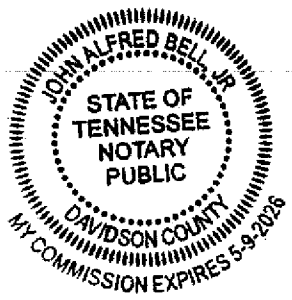
Eugenia Ehsani (SEAL)
Eugenia Ehsani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Eugenia Ehsani, 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 31st day of March, 2023.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $333,500.00, 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
31st day of March, 2023.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25
File No. 2023-9747-MA

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/31/23 (date of document).

Regina Sullo
Affiant Signature

4/6/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026