Karen Johnson Davidson County
Batch# 994148 DEEDWARR
04/19/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20230419-0028880

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: 187,000.00 AFFIANT Subscribed and sworn to before me, this 19th day of April, 2023. NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Luis Aguilar Portillo 4014 East Fairview Drive Nashville, TN 37218	New Owner	069-03-0-003

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND AND DOLLARS AND NO CENTS ($187,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of April, 2023, the undersigned, **Monica Dillard, Personal Representative of Estate of Travis Dillard,** and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Luis Aguilar Portillo,unmarried** and **Maria de Jesus Aguilar Portillo, unmarried** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Being the same property conveyed to Travis Dillard, by Deed from Chris Nunley, dated October 30, 2017, recorded November 07, 2017, of recorded in Instrument Number 201711070114755, of the Public Records of Davidson County, Tennessee. Property Address: 4014 East Fairview Drive Nashville, TN 37218.

This is improved property known as **4014 East Fairview Drive, Nashville, TN 37218.**

Tennessee ordered to sell the subject real property by Order on September 8, 2023. The Seventh Circuit further approved the Purchase and Sale Agreement by Order on April 14, 2023. Both Orders are attached hereto and of record in Instrument Number 20230419-0028813 Register's Office for Davidson County, Tennessee.

This is improved property known as **4014 East Fairview Drive, Nashville, TN 37218.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 18th day of April 2023.

Monica Dillard personal Representative of the Estate of Travis Dillard

Monica Dillard, Personal Representative of Estate of Travis Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Monica Dillard, Personal Representative of Estate of Travis Dillard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April, 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024