WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10 00

Karen Johnson Davidson County
Batch# 1000928 DEEDWARR
05/09/2023 08 20 52 AM 2 pgs
Fees $12 00 Taxes $0 00

20230509-0034364

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ashley E Iglesias and Francisco Javier Iglesias Sanchez, a married couple 5209 Louisiana Avenue Nashville, TN 37209	Ashley Elizabeth Iglesias and Francisco Javier Iglesias Sanchez 5209 Louisiana Avenue Nashville, TN 37209	Map· 09107006700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEY E. IGLESIAS (formerly ASHLEY DOLAN) AND FRANCISCO JAVIER IGLESIAS SANCHEZ, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLE, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY ELIZABETH IGLESIAS AND FRANCISCO JAVIER IGLESIAS SANCHEZ, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESRIBED AS FOLLOWS TO-WIT·

Land in Davidson County, Tennessee, being the north 100 feet of Lots Nos 1118 and 1120, of Block 19 on the Plan of Plan No 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said parts of Lots adjoin and front together on the South Line of Louisiana Avenue and extends back between parallel lines 100 feet to a dead line in the rear.

Being the same property conveyed to Ashley Dolan, a single person, by deed from Arjun Sanjay Pandya, of record in Instrument No. 20220525-0060545, dated May 25, 2022, Register's Office for said County

This conveyance is made subject to: (1) 2023 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 172, said Register's Office

This is **improved** property, known as 5209 Louisiana Ave., Nashville, TN 37209.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against 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 14th day of March, 2023

Ashley Elizabeth Iglesias

Francisco Javier Iglesias Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Elizabeth Iglesias and Francisco Javier Iglesias Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14 day of March, 2023.

My Commission Expires

Notary Public

LIZ CLAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires October 2, 2023

My Commission Expires October 2, 2023