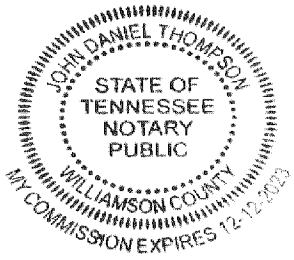
Karen Johnson Davidson County
Batch# 1002479 DEEDWARR
05/12/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20230512-0035405

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $279,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2023. Notary Public My commission expires: 12/12/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Manuela Estela Mateo, Hugo Rodriguez Luis, and Cristian Ortiz Garcia		**060-02-0-251.00**
3014 Carterwood Drive	**New Owner**	
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert T. Wilcox, Jr. and Shalonda Wilcox, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hugo Rodriguez Luis and Manuela Estela Mateo, husband and wife, and Cristian Ortiz Garcia, an unmarried man

(hereinafter called the "Grantee"), his 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 No. 181 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Page 119 and 120, 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 lot fronts 73.5 feet on the easterly side of Carterwood Drive, and runs back 142.9 feet on the northerly line and 135.7 feet on the southerly line, to a dead line in the rear on which it measures 93.4 feet.

Being the same property conveyed to Robert T. Wilcox, Jr. by Warranty deed from Lexie G. Poteete and Robert A. Poteete and Marylyn K. Poteete Hayes, unmarried and Loyd S. Poteete of record in Book 10507, page 595, Register's Office for Davidson County, Tennessee, dated June 20, 1997 and recorded on June 27, 1997. (Value or consideration shown in aforementioned deed $65,000.00.).

LTC

This is improved property known as **3014 Carterwood Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of May, 2023.

Robert T. Wilcox, Jr.

Shalonda Wilcox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert T. Wilcox, Jr. and Shalonda Wilcox, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of May, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001010-524

LTC

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 05/10/2023 (date of document).

Affiant Signature

05/11/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023