Karen Johnson Davidson County
Batch# 1010889 DEEDWARR
06/02/2023 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20230602-0041979

Name and Address of New Owner:
Glenda Yessenia Lima Gutierrez and Arlene Dallana Rosales
3819 Plantation Drive
Hermitage, TN 37076

Send Tax Bills To:
Glenda Yessenia Lima Gutierrez and Arlene Dallana Rosales
3819 Plantation Dr Hermitage, TN 37076

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

Map & Parcel No: 074-12-0-093

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, **Paul E. Taylor, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenda Y. Lima Gutierrez, a single woman, and Arlene Dallana Rosales, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 517, on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1-2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Taylor, unmarried, by Warranty Deed dated November 30, 2007 from Warren Eugene Brandon and wife, Dorothy J. Brandon, recorded December 3, 2007 in Instrument No. 20071203-0139663 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 19th day of May, 2023.

_____(SEAL)
Paul E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Paul E. Taylor, 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 19th day of May, 2023.

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

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 $365,000.00, 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
19th day of May, 2023.

Notary Public
My commission expires: 3/3/25
File No. 2023-5976-MR

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 5/19/23 (date of document).

Regina Sullo
Affiant Signature

6/2/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 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