WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

MST 2023-0173 (Seller)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yuleidy Maria Aldana Guerrero and Wilmer J. Pena Duran	New Owner	162-13-0-166.00
(NAME)	(NAME)	
820 Ilawood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles Caudell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yuleidy Maria Aldana Guerrero and Wilmer J. Pena Duran, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 35 on the Plan of Section One, Dreamland Estates Southeast, of record in Plat Book 5200, Pages 646 and 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Caudell by Special Warranty deed from National City Bank, as Trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp Home Equity Loan Trust 2000-HE1, Home Equity Loan Pass-through Certificates, Series 2000-HE1, without recourse of record in Instrument No. 20020816-0099525 Register's Office for Davidson County, Tennessee, dated August 8, 2002 and recorded on August 16, 2002.

Being the same property conveyed to Investors Development LLC by Quitclaim deed from Charles Caudell, unmarried of record in Instrument No. 20110207-0010812 Register's Office for Davidson County, Tennessee, dated February 3, 2011 and recorded on February 7, 2011.

Being the same property conveyed to Charles Caudell, unmarried by Quitclaim deed from Investors Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141016-0095577 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 16, 2014.

Said property is not now, nor has it ever been Grantor's primary marital residence.

Karen Johnson Davidson County
Batch# 1013693 DEEDWARR
06/09/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230609-0044077

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 646 and 647, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6192, Page 926, in the Register's Office for Davidson County, Tennessee. Public Utility and Drainage Easement of record in Book 6873, Page 410 and amended in Book 6192, Page 926, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee. Sewer Easements of record in Book 4545, Page 203 and Book 4545, Page 206, in the Register's Office for Davidson County, Tennessee.

This property, known as 820 Ilawood Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22nd DAY OF May, 2023.

Charles Caudell by JCW AIF

Charles Caudell by James C. Woodard, II his Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James C. Woodard, II, Attorney-in-Fact for Charles Caudell, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Charles Caudell, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal at office, this 22nd day of May, 2023.

Notary Public

My commission expires: 7-20-2024



(SEAL)

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/22/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025