Karen Johnson Davidson County
Batch# 1013971 DEEDWARR
06/12/2023 01:17:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20230612-0044587

Name and Address of New Owner:
Alyssa Lokits
3721 Wharton Dr.
Nashville, TN 37211
Send Tax Bills To:
Alyssa Lokits
New owner

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

Map & Parcel No: 148-06-0-112

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, **Jose Tavarez and Maria Tavarez aka Maria Guzman, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Alyssa Lokits,** "the Grantee," 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:

Being Lot No. 35 on the Plan of Mangum Heights, of record in Plat Book 2330, page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

For Information Only: Being Parcel No. 148-06-0-112.00

Being the same property conveyed to Jose Tavarez and wife, Maria Tavarez by Warranty Deed from G. Scott Graham and wife, Betty S. Graham of record as Book 11632, page 882 in the Register's Office for Davidson County, Tennessee, dated August 20, 1999 and recorded on August 24, 1999.

Being also known as 3721 Wharton Drive, Nashville, TN 37211

Maria Tavarez and Maria Guzman are one and the same person.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 8 day of June, 2023.

Jose Tavarez

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 8 day of June, 2023, before me personally appeared Jose Tavarez, 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 12 day of June, 2023.

Notary Signature
My commission expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Maria C Guzman
Maria Tavarez aka Maria Guzman

STATE OF CALIFORNIA
COUNTY OF San Diego

On this 7th day of June, 2023, before me personally appeared Maria Tavarez aka Maria Guzman, 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 7th day of June, 2023.

B Cruz
Notary Signature
My commission expires: 08/01/2023

BERNARDO CRUZ
COMM. #2297141
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires August 1, 2023

AFFIDAVIT OF VALUE

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 $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 8 day of June, 2023.

Notary Signature
My commission expires: 9-8-2025
File No. ETEL-17-TN

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6-8-23 (date of document).

Date: 6-12-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026