Name and Address of New Owner:
Roberto Valentin Sifuentes
4028 Kings Circle
Nashville, TN 37218

Send Tax Bills To:
Roberto Valentin Sifuentes

4028 Kings Circle
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1031686 DEEDWARR
07/27/2023 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20230727-0058094

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
615-840-7444
Map & Parcel No: 059-10-0-144

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, **Clyde Gray, Jr., Executor of Estate of Theresa Y. Gray**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roberto Valentin Sifuentes, unmarried man** "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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Williams in Quitclaim Deed dated November 15, 1993 from Theresa Yvonne Gray and Theresa Carolyn Wood, both unmarried, recorded November 29, 1993 in Book 9165, Page 174, in the Register's Office. Within the same Quitclaim Deed, Donna Williams conveys to Theresa Yvonne Gray. The said Theresa Y. Gray died on May 27th, 2023, and by her Last Will and Testament dated May 14th, 2023, the said property was bequeathed to Clyde Gray, Jr.

The said Theresea Y. Gray having since died on May 27th, 2023 being survived by her son Clyde Gray, Jr. as attested in Affidavit of Heirship of record as Instrument No. 202307270058092 202307270058093_, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of July, 2023.

Estate of Theresa Y. Gray

By: _____(SEAL)
Clyde Gray, Jr., Executor

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Clermont

On this 17th day of July, 2023, before me personally appeared Clyde Gray, Jr., Executor of Estate of Theresa Y. Gray, 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 ~~17th~~ 27th day of July, 2023.

_____
Notary Signature
My commission expires: Sept 17, 2025

JEFFREY G FLORA
Notary Public
State of Ohio
My Comm. Expires
September 13, 2025

202307270058094

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 $265,000.00, 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
~~17th~~ 27th day of July, 2023.

Notary Public
My commission expires: 9/13/2025
File No. 2023-6170-AH

NOTARY PUBLIC STATE OF OHIO

JEFFREY G FLORA
Notary Public
State of Ohio
My Comm. Expires
September 13, 2025

202307270058094

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 July 17, 2023 (date of document).

Regina Sullo
Affiant Signature

July 27 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

