Karen Johnson Davidson County
Batch# 1034403 DEEDWARR
08/03/2023 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230803-0060184

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-2023-68

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023.

Notary Public
My commission expires: 4/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Elvin Echeverria Ayala **Alexandra Banda Echeverria**	NEW OWNERS	**01812002200**
108 Fannin Dr		
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Matthew T Wrightson, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elvin Echeverria Ayala and Alexandra Banda Echeverria

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. 33, Plan of Mansker Heights, of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Matthew T Wrightson, an unmarried man, by Warranty Deed from Justin A Greer and Rebecca L Greer, husband and wife, dated October 27, 2020, of record in Instrument No. 20201030-0126693, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

AFFIDAVIT AND INDEMNITY AGREEMENT AS TO DEBTS, LIENS AND CLAIMS

STATE OF Georgia

COUNTY OF Fulton

I/We, **Matthew T Wrightson**, the undersigned, hereinafter the Owner, being duly sworn, deposes and states as follows:

1. Owner is the vested titleholder of the real property located at **108 Fannin Dr, Goodlettsville, TN, 37072,** hereinafter the Property, and makes the statements herein relative to the closing of either the sale or mortgaging of the Property.
2. There are no unpaid debts for any labor, services, supplies, materials, goods or products which have been performed, delivered, used or installed at or to the Property which may at any time constitute a lien on the Property, except for the unpaid debts which are set out on the settlement statement of this same date either prepared by Signature Title Services, LLC or another closing company, as applicable.
3. There are no loans or liens, either recorded or unrecorded, including but not limited to Federal, State or County Liens, Judgment Liens, Financing Statements, Deeds of Trust or Assessment Liens of any kind affecting the Property except for that which is set forth on said settlement statement. Furthermore, upon closing this transaction consistent with said settlement statement, there are no currently due but unpaid taxes or assessments or homeowner's association (HOA) fees or HOA assessments or HOA dues of any nature. Owner does not know of any future government or HOA assessments of any kind pertaining to the Property.
4. There are no claims of any interests of any nature in the Property, whether recorded or unrecorded, being made or held by any third party, as, for instance, a leasehold tenant or life tenant or an adverse possessor. Furthermore, to the best of Owner's knowledge,
   a) all building and improvements are located inside the boundaries of the Property and the Property, including without limitation all improvements thereon, is in compliance with all applicable zoning laws and ordinances, and no part of any improvement that does not belong to Owner encroaches, either in whole or in part, onto the Property; and
   b) there are no violations of any covenants, setback lines or restrictions and there are no boundary line disputes pertaining to the Property.
5. None of the undersigned is a party to any bankruptcy proceeding, legal action or other proceeding that might affect the Property nor is the Property the subject of or in any way affected by any bankruptcy proceeding, tax sale, legal action or other proceeding.
6. Owner has allowed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.
7. Should the subject closing involve the issuance of an enhanced owner's title insurance policy, then Owner further deposes and states that the Property has:
   a) a single family house/condominium with no separate building, garage or apartment used as a second residence; and
   b) Actual pedestrian and vehicular access based on a legal right of access to the Property.

INDEMNITY: Owner, and each of them, agrees to pay on demand, jointly and severally, to Signature Title Services, LLC, its successors or assigns, or First American Title Insurance Company, to Owner's lender, if applicable, or to the purchaser, if applicable, and/or their lender, if any, all amounts which any of them may pay or become liable to pay, including but not limited to interest, court costs and attorneys' fees, by reason of any misrepresentation contained herein. *Owner realizes that the closing agent, title underwriter, attorneys, purchasers and lender involved in this transaction are relying on the accuracy of the representations contained herein in conducting and completing the closing, insuring title and preparing documents and would not conduct the closing, insure the title or prepare the documents unless such representations were made and such indemnity was given.*

Matthew T Wrightson Date: 7/28/2023

SWORN TO AND SUBSCRIBED before me, the undersigned, on this date of: 7/28/2023

OFFICIAL SEAL
ANGE ADRINE
NOTARY PUBLIC-GEORGIA
HENRY COUNTY
My Comm. Expires 9/1/2025

Notary Public: Ange Adrine

My commission expires: 9/1/2025

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 108 Fannin Dr, Goodlettsville, TN 37072.

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 in 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.

_____ Date: 7/27/2023
Matthew T Wrightson

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, Matthew T Wrightson, the within named Grantor(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.

Witness my hand, at office, this 27 day of July, 2023.

_____
NOTARY PUBLIC

OFFICIAL SEAL
ANGE ADRINE
NOTARY PUBLIC-GEORGIA
HENRY COUNTY
My Comm. Expires 9/1/2025

My Commission Expires: 9/1/2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

