Karen Johnson Davidson County
Batch# 1035555 DEEDWARR
08/07/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20230807-0061072

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 2-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of August, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alberto Tolentino Sarmientos Ernestina Hernandez Hernandez	THE FEDERAL SAVINGS BANK 4120 W DIVERSEY AVE, STE C501 CHICAGO, IL 60639 ~~New Owner(s)~~ c/c	108-12-0-015.00
3232 Lakeford Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF THE 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERTO TOLENTINO SARMIENTOS AND ERNESTINA HERNANDEZ HERNANDEZ, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 35A on the Plan of Section 3, East Lake Subdivision, Zone Lot Division of record in Plat Book 5200, Page 342 and amended in Book 5200, page 650, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Glenn Bolton by Warranty deed from Corey Lile and wife, Becky Lile of record in Book 11299, page 437, Register's Office for Davidson County, Tennessee, dated January 14, 1999 and recorded on January 15, 1999.

Being a portion of the same property conveyed to 2011 Bolton Community Property Trust by Quitclaim deed from Howard Glenn Bolton of record in Instrument No. 20110623-0048259 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

Scriveners Affidavit recorded on December 22, 2022 in Instrument No. 20221222-0131965.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3232 Lakeford Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2023.

2011 Bolton Community Property Trust dated June 20, 2011

By: _____
Jeana Cheryl Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the 2011 Bolton Community Property Trust dated June 20, 2011, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 7, 2023 (date of document).

Affiant Signature

August 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023