This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1038853 **DEEDWARR**
08/16/2023 10 15 24 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20230816-0063794

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $290,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of August 2023

Notary Public

My Commission expires _____/_____/_____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Judy Lee
221 Old Tusculum Road,
Antioch, TN 37013
SEND TAX BILLS TO:
Judy Lee
221 Old Tusculum Road,
Antioch TN 37013
MAP AND PARCEL NUMBER: Tax ID #: 16213006200

WARRANTY DEED
23NT00741

Effective the 14 Day of August, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Trinidad Banegas-Villa

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Judy Lee, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 112 on the Plan of Cedarwood Estates, Section 2, of record in Plat Book 4860, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Trinidad Banegas-Villa from Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates, by Special Warranty Deed dated 02/19/2009 and recorded 03/16/2009 in Instrument no 20090316-0023071, Register's Office of said County

This is an improved property commonly known as 237 Cedarcreek Dr, Nashville, TN 37211-6608

This conveyance is made subject to restrictive covenants of record in Book 4963, page 42 and all matters shown on plat of record in plat book 4860, page 58 Register's office for Davidson County, Tennessee

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14 day of August, 2023

Trinidad Banegas-Villa
Trinidad Banegas-Villa

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trinidad Banegas-Villa,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9 / 21 / 26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Alma Delia Zarco
Alma Delia Zarco-Bargas

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alma Delia Zarco-Bargas,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires: 9 / 21 / 26

Alma Delia Zarco-Bargas joins in this deed for purposes of conveying marital interest

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY