Karen Johnson Davidson County
Batch# 1046427 **DEEDWARR**
09/05/2023 03 33 26 PM 2 pgs
Fees $13 00 Taxes $1,535 50

20230905-0069616

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

State of TN }
County of Smith }

The actual consideration or value, whichever is greater for this transfer is $ 415,000 00

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of Aug 2023

Notary Public

My Commission expires 11/15/23

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Ariel Bess and Sulema Dorrego
103 Lynn Lee Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Ariel Bess and Sulema Dorrego
103 Lynn Lee Drive
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID #: 05316011400

WARRANTY DEED
23NT00820

Effective the 30 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,

Donald Sass and Doris Ann Sass, married to each other as tenants by the entirety

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

Ariel Villar Bess and Sulema Cabrera Dorrego, wife and husband

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. 20 on the Plan of Polly Acres Subdivision, in the City of Lakewood, Davidson County, Tennessee, as of record in Book 3700, Page 57, amended in Book 3700, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Sass and Doris Ann Sass, married to each other as tenants by the entirety from Donald Sass a married man, by Quitclaim Deed dated 04/15/2021 and recorded 04/21/2021 in Instrument No. 20210421-0053642, Register's Office of said County.

Being the same property conveyed to Donald Sass, a married man from Soumaly Inthavong, an unmarried woman, by Warranty Deed dated 09/09/2016 and recorded 09/14/2016 in Instrument No. 20160914-0096589, Register's Office of said County.

This is an improved property commonly known as: 103 Lynn Lee Dr, Old Hickory, TN 37138-2303

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 30th day of August, 2023

Donald Sass

State of Mississippi)
County of DeSoto)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald Sass, 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. 7/26/2024

SAMANTHA AYERS NOTARY PUBLIC ID 229270 COMMISSION EXPIRES 07-26-2024 DESOTO COUNTY STATE OF MISSISSIPPI

Doris Ann Sass

Doris Ann Sass

State of Mississippi)
County of DeSoto)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Doris Ann Sass, 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: 7/26/2024

SAMANTHA AYERS NOTARY PUBLIC ID 229270 COMMISSION EXPIRES 07-26-2024 DESOTO COUNTY STATE OF MISSISSIPPI