WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059042 DEEDWARR
10/09/2023 02 15 59 PM 2 pgs
Fees $13 00 Taxes $1,369 00

20231009-0079350

JM-BMR-23-317

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Daniel Romero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2023

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Daniel Romero Rojas and Norma Reyes Alvarez	**The Federal Savings Bank**	
(NAME)	(NAME)	**162-05-0-250 00**
4421 E Division St	**4120 W Diversey Ave**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Chicago, IL 60639**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUGO CRUZ MENJIVAR AND HAYDEE RAMERO DE CRUZ, HUSBAND AND WIFE AND HUGO CRUZ ROMERO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL ROMERO ROJAS AND NORMA REYES ALVAREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 119 on the Plan of Resubdivision of Lots 118 and 119, Hickory Valley, Section 3 of record in Plat Book 4715, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property Also know as· 317 Townes Dr, Nashville, TN 37211

Being the same property conveyed to Hugo Cruz Menjivar and wife, Haydee Ramero De Cruz and Hugo Cruz Romero, unmarried by Warranty deed from Arthur D Pugh and wife, Cathey M Pugh of record in Instrument No. 20150911-0092487 Register's Office for Davidson County, Tennessee, dated September 09, 2015 and recorded on September 11, 2015

This conveyance is subject to
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 4460, Page 86 and in Plat Book 4715, Page 170, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4630, Page 548, Book 4604, Page 526 and Book 5967, Page 773, in the Register's Office for Davidson County, Tennessee
- Easement to the City of Nashville, acting by and through the Electric Power Board of record in Book 3372, Page 430-434, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **317 Townes Dr, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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

Witness my/our hand(s) this the 5th DAY OF OCTOBER, 2023

Hugo Cruz Menjivar by Hugo Cruz Romero as attorney-in-fact.

Hugo Cruz Menjivar
by Hugo Cruz Romero as Attorney-in-fact

Haydee Ramero De Cruz

Hugo Cruz Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGO CRUZ ROMERO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HUGO CRUZ MENJIVAR, and who acknowledged he/she/they executed the same as the free act and deed of the said HUGO CRUZ MENJIVAR

Witness my hand and official seal, this the 5th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAYDEE RAMERO DE CRUZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGO CRUZ ROMERO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212