This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21662-MC

Karen Johnson Davidson County
Batch# 1066031 DEEDWARR
10/30/2023 12.34 11 PM 2 pgs
Fees. $13 00 Taxes $1,295 00

20231030-0084610

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2023

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josue Francisco Romero Rodriguez and Estela Maribel Bonilla Romero 1236 Twin Circle Drive, Nashville, TN 37217	First Community Mortgage Inc 1133 Ocean Avenue Lakewood NJ 08701	149 12 0B 003 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Michaels LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Josue Francisco Romero Rodriguez and Estela Maribel Bonilla Romero, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 3, on the plan of Final Plat, Phase 1, Forest Cove, of record in Plat Book 9700, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to The Michaels LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, of record in Instrument No. 20230515-0035966, in the Register's Office of Davidson County, Tennessee, dated May 01, 2023 and recorded on May 15, 2023. Further being the same property conveyed to Evelyn Childs, by Warranty Deed from Tammy L. Coffman, unmarried f/k/a Tammy Crutcher, of record in Instrument No. 20051115-0137986, in the Register's Office of Davidson County, Tennessee, dated November 08, 2005 and recorded on November 15, 2005. The said Evelyn Childs died intestate on August 12, 2021. See Probate Case No. 22P165, filed in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division).

This is ☒ improved or ☐ unimproved property located at: **1236 Twin Circle Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2023.

GRANTOR:

The Michaels LLC, a Tennessee Limited Liability Company

By: _____
Hisham Michael, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hisham Michael**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of The Michaels LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires. 11-6-2024