Name and Address of New Owner:
Jacqueline Herrera Otero
812 Aeolia Dr.
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1069159 DEEDWARR
11/07/2023 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $366.30
20231107-0086885

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14812015400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Agustin Rodriguez and Lidia Gutierrez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacqueline Herrera Otero, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 176 on the plan of Hazelwood, Section 8 of record in Book 3842, Page 205, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Agustin Rodriguez and Lidia Gutierrez, husband and wife by Warranty Deed from Tew Chansathi, a single person, dated November 27th 2013 and recorded December 3rd 2013 of record in Instrument No. 20131203-0123034, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known 812 Aeolia Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of October, 2023.

Agustin Rodriguez (SEAL)
Agustin Rodriguez

Agustin Rodriguez by Agustin Rodriguez Attorney in Fact (SEAL)
Lidia Gutierrez by Agustin Rodriguez, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Agustin Rodriguez and Lidia Gutierrez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Agustin Rodriguez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lidia Gutierrez pursuant to a Specific Power of Attorney dated _____ and filed of record in Instrumen202311070086884the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Lidia Gutierrez, as her attorney in fact.

Witness my hand, at office, this 10th day of October, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of October, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.10.23 (date of document).

Affiant Signature

10.10.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

