Name and Address of New Owner:
Pedro A. De Leon Raymundo and Maria E. Quezada
2966 Anderson Road
Nashville, TN 37217

Send Tax Bills To:
New Owners

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

Karen Johnson Davidson County
Batch# 1069667 DEEDWARR
11/08/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20231108-0087246

Map & Parcel No: 150-05-0-071.00

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, **Eduardo Aguirre and Claudia Quezada, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pedro A. De Leon Raymundo, and Maria E. Quezada, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 626 on the Plan of Edge-O-Lake Estate, Section 12, of record in Book 3842, page 236, Register's office for said County, to which reference is hereby made for a more complete and accurate description.

Included in the above description, but expressly excluded, is the following tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, by Agreed Final Order of the 3rd Circuit Court for Davidson County at Nashville, of record in Book 9570, page 933, Register's Office for said County, and being described as follows:

Being a part of Lot No. 626 on the Plat of Edge-O-Lake Estates, Section 12, as of record in Book 3842, page 236, Register's Office for Davidson County, Tennessee; Commencing at a point for right-of-way for street purposes in the southeastern boundary of said tract and a tract owned by Joseph M. Hicks, as of record in Book 5684, page 728, Register's Office for Davidson County, Tennessee, said point also lies on the existing north boundary of Anderson Road;

Thence, in a westerly direction along the existing north margin of Anderson Road, for a distance of 9 feet, more or less, to the point of beginning; Thence, in a westerly direction along said margin of Anderson Road, for a distance of 22 feet, more or less, to a point; Thence, in a northerly direction for a distance of 4 feet, more or less, to a point; Thence, in a southerly direction, for a distance of 4 feet, more or less, to the point of beginning.

Being the same property conveyed to Eduardo Aguirre and Claudia Quezada, husband and wife by Warranty Deed from RENT-IT HOLDINGS, LLC, dated March 1, 2023, of record in Instrument No. 20230303-0015380, Registers Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 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.

This is improved property known as 2966 Anderson Road, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 3rd day of November, 2023.

_____(SEAL)
Eduardo Aguirre

Claudia Quezada (SEAL)
Claudia Quezada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2023, before me personally appeared Eduardo Aguirre and Claudia Quezada, 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 3rd day of November, 2023.

_____
Notary Signature
My commission expires: 11.3.25

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 $383,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Eduardo Aguirre

Claudia Quezada
Claudia Quezada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2023.

_____
Notary Signature
My commission expires: 11.3.25

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 11.3.23 (date of document).

Affiant Signature

11.3.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

