This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21729-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21729-RR

Karen Johnson Davidson County
Batch# 1069788 DEEDWARR
11/08/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,333.85
20231108-0087387

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2023.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samintha Sidrac 2645 Forest View Drive Antioch, TN 37013	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	150 05 0 017.00

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, **Deysi M. Rosales Gutierrez, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samintha Sidrac, unmarried woman**, 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:

Land in Davidson County, Tennessee, Being Lot 147 on the Section One, Forest View Park, as of record in Plat Book 3700, Pages 109 and 110 Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Forest View Drive, being the common corner of Lot Nos. 146 and 147; thence Southwardly 111.13 feet to a concrete monument, thence Westwardly 102.98 feet to a point in the Easterly margin of Walnut Crest Drive being the common corner of lots 147 and 148; thence 81.0 feet Northwardly to a concrete monument at the beginning of a curve, thence Northwardly 40.95 feet around said curve to a concrete monument in the Southerly margin of Forest View Drive; thence 90.55 feet along said margin to the point of beginning.

Being the same property conveyed to Deysi M. Rosales Gutierrez, unmarried woman, by Warranty Deed from Mary W. Lambrecht, unmarried, of record in Instrument No. 20200917-0106415, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 17, 2020.

This is improved property located at: **2645 Forest View Drive, Antioch, TN 37013.**

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 7th day of November, 2023.

GRANTOR:

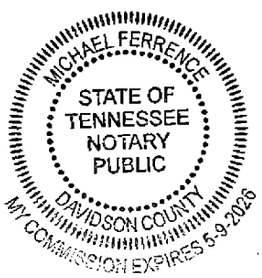
Deysi M Rosales Gutierrez
Deysi M. Rosales Gutierrez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deysi M. Rosales Gutierrez, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of November, 2023.

Notary Public
My Commission expires: 5-9-2026



202311080087387

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 11/7/2023

Affiant Signature

11/8/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of November, 2023..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

