Name and Address of New Owner:
Virginia Herrera
1532 Chestnut Oak Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1078354 DEEDWARR
12/05/2023 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $227.35
20231205-0093823

Send Tax Bills To:
Virginia Herrera
1532 Chestnut Oak Dr.
Antioch, TN 37013
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164-16-0A-081-00

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, **Pedro M. Pena**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Virginia Herrera Lopez and spouse, Jose A Median Gonzalez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Section Four, Meadow Woods of record in Instrument No. 20010605-0058115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro M. Pena, unmarried, by Warranty Deed dated December 21, 2001 from Jerry Butler Builders, LLC, recorded January 7, 2002 in Instrument No. 20020107-0001887 in the Register's Office.

This has never been the primary residence of Pedro M Pena or his spouse.

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 4th day of December, 2023.

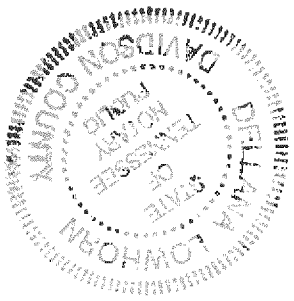
Pedro Peña M (SEAL)
Pedro M. Pena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2023, before me personally appeared Pedro M. Pena, 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 4th day of December, 2023.

Notary Signature
My commission expires: 3/3/25



AFFIDAVIT OF VALUE

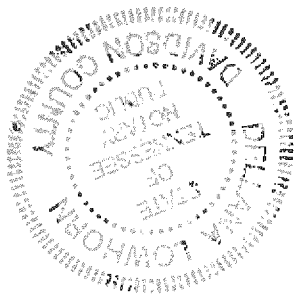
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $61,445.03, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Virginia Herrera Lopez
(Affiant)

Sworn to and subscribed before me this
4th day of December, 2023.

Notary Public
My commission expires: 3/3/25
File No. 2023-6556-DL



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/04/23 (date of document).

Regina Sullo
Affiant Signature

December 5, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

