WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21889-WR

Name and Address of New Owner:
Jairo Vaquedano-Oliva and Dina N. Gusman Alfaro
715 Elissa Drive
Nashville, TN 37217

Send Tax Bills To:
UMNB Home Loans
3601 Hempstead Turnpike, Ste 300
Leviitown, NY 11756

Karen Johnson Davidson County
Batch# 1083946 DEEDWARR
12/19/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.96
20231219-0097932

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 107-05-0-035.00

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, **Zeyada Mariam,** a single woman "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jairo Vaquedano-Oliva and Dina N. Gusman Alfaro, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mariam Zeyada, a single woman by Warranty Deed from Robbie Hutton, unmarried of record in Instrument No. 20171116-0117676 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 16, 2017.

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.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of December, 2023.

Mariam Zeyada
Zeyada Mariam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of December, 2023, before me personally appeared Zeyada Mariam, 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 14th day of December, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 $289,990.00, 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 WILLIAMSON

Sworn to and subscribed before me this 14th day of December, 2023.

Notary Signature
My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 12/14/2023

Affiant Signature

12/19/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of December 2023.

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

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024