Karen Johnson Davidson County
Batch # 1091292 DEEDWARR
01/12/2024 01:50:37 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240112-0002832

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/28/26

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANGEL HUGO LOPEZ ET UX **1116 Riverwood Drive** **Nashville, TN 37216**	**SAME**	**061-11-0-222.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CONSTANCE ROTTERO DAUGHERTY, as Trustee for the Constance Rottero Daugherty Living Trust, Dated July 27, 2021**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO** **ANGEL HUGO LOPEZ and wife, VIRGINIA LOPEZ MENDEZ**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 9, on the Plan of Eastdale Place, of record in Book 547. Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Faye Mullins and Joseph A. Daugherty by Warranty Deed from Sam Lam and wife, Sew Lam, dated June 1, 1998 and recorded June 18, 1998 in Book 10982, Page 556, Register's Office for Davidson County, Tennessee.

The said Joseph A. Daugherty having since died on July 14, 2003, leaving his estate to his wife, Constance Rottero Daugherty by Last Will and Testament of record in Probate Court for Davidson County, Tennessee as Docket No. 03P1545. Faye Mullins and Leslie Faye Mullins being one and the same person.

FURTHER BEING the same property conveyed to Faye Mullins, Constance Rottero Daugherty and Shaun Daugherty, as tenants in common with a right of survivorship, by Quitclaim Deed from Faye Mullins and Constance Rottero Daugherty, through George V. Crawford, Jr., Trustee, dated

January 12, 2006 and recorded January 27, 2006 in Instrument No. 20060127-0010711, Register's Office for Davidson County, Tennessee.

The said Faye Mullins a/k/a Leslie Faye Mullins having since died, leaving her interest in said property to Constance Rottero Daugherty and Shaun Daugherty through right of survivorship.

FURTHER BEING the same property conveyed to Constance Rottero Daugherty, an unmarried person, by Quitclaim Deed from Shaun Daugherty, an unmarried person, dated February 13, 2021 and recorded February 24, 2021 in Instrument No. 20210224-0023380, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Constance Rottero Daugherty, as Trustee for the Constance Rottero Daugherty Living Trust, dated July 27, 2021 by Quitclaim Deed from Constance Rottero Daugherty, an unmarried person, dated July 27, 2021 and recorded August 10, 2021 in Instrument No. 20210810-0107770, Register's Office for Davidson County, Tennessee.

This is improved property known as 1116 Riverwood Drive, Nashville, TN 37216

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of January, 2024.

CONSTANCE ROTTERO DAUGHERTY, as Trustee for the Constance Rottero Daugherty Living Trust, Dated July 27, 2021

By: Constance Rottero Daugherty, Trustee
CONSTANCE ROTTERO DAUGHERTY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CONSTANCE ROTTERO DAUGHERTY, as Trustee for the Constance Rottero Daugherty Living Trust, Dated July 27, 2021, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 11th **day of January, 2024.**

Marka L. Nettle
Notary Public

My Commission Expires: 1/28/26

