Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1106500 DEEDWARR
03/01/2024 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240301-0014356

39-B
File #24-1033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Elizabeth Walters, an unmarried woman** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lilia Erica Jimenez Luis, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot No. 16, on the plan of Norma Heights, of record in Plat Book 1835, Page 36, said Register's Office reference to which is hereby made for a more complete description; and a 10 foot wide strip of land extending westerly from the southeast portion of said lot for a distance of 25 feet to the center of Norma Drive as abandoned by the Metropolitan Council of Davidson County, Tennessee, by Council Bill No. 77-756.

Being the same property conveyed to Anna Elizabeth Walters, an unmarried woman, by deed from Kurt Denny, dated November 22, 2013, of record at Instrument No. 20131127-0121817, in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3726 Norma Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Lilia Erica Jimenez Luis
3726 Norma Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New owner
3726 Norma Dr.
Nashville, TN 37211

TAX MAP-PARCEL #:
133-11-0-003.00

WITNESS THE EXECUTION HEREOF this 28th day of February, 2024.

Anna Elizabeth Walters

Anna Elizabeth Walters

State of Tennessee
County of Rutherford

On this 28th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anna Elizabeth Walters and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

State of Tennessee
County of Rutherford

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant Anna Elizabeth Walters

Sworn and subscribed before me on this the 28th day of February, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A Mason, 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 2/28/24.

Affiant Signature

2/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2024