WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115200 DEEDWARR
03/26/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240326-0020960

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 3/22/24

NOTARY PUBLIC

MY COMMISSION EXPIRES

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2024-158

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Carlos Mario Esteban Lopez And Teresa Silva Aleman	New Owner	150-11-0-109
3425 New Towne Road		
Nashville, TN 37013		

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,

Kristie R. Shaneyfelt, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Mario Esteban Lopez and Teresa Silva Aleman, married

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

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 No. 216 on the Plan of Towne Village of the Country, Section 3 of record in Plat Book 5200, Page 268-269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kristie R. Shaneyfelt, unmarried by Warranty Deed from Bettie R. McGuffey, unmarried dated October 02, 1998 and recorded on October 06, 1998 in Book 11145, Page 82, in the Register's Office of Davidson County, Tennessee.

This is property known as 3425 New Towne Road Nashville, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 3/22/24.

Kristie R. Shaneyfelt

STATE OF Tennessee

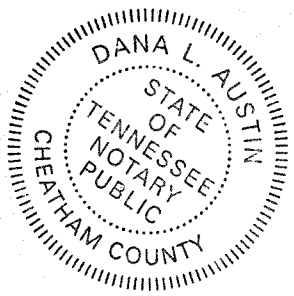
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Kristie R. Shaneyfelt, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 3/22/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Certificate of Authenticity

I, Danielle Watson, 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 3/22/24.
Date

Danielle Watson
Affiant Signature

3/22/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY