WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122871 DEEDWARR
04/15/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240415-0026758

STATE OF ~~TENNESSEE~~ N/A Florida
COUNTY OF Broward

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10Th day of April, 2024.

Mirlande Alexis
Notary Public

MY COMMISSION EXPIRES: 03-28-2025

File No.: LTR-24-3617

MIRLANDE ALEXIS
State of Florida - Notary Public
Commission # HH 109415
My Commission Expires 03/28/2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra E. Molina Robles and Carlos Alfaro	New Owner	
(NAME)	(NAME)	136 11 0 040.00
2020 Wagondale Way Nashville, TN 37013		
(ADDRESS)	(ADDRESS)	

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, I/WE, **ROBERT M. CULP, A SINGLE MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SANDRA E. MOLINA ROBLES AND CARLOS ALFARO, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 383, on the plan of PRIEST LAKE PARK, SECTION SIX, of record in Plat Book 5050, Pages 21-22, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert M. Culp from Michael J. Terry and Zelia C. Terry, by Warranty Deed dated September 26, 2012, recorded October 2, 2012, in Instrument No. 20121002-0089669, in the Register's Office of Davidson County, Tennessee.

The said Robert M. Culp is one and the same as Robert M. Culp, Jr., and Robert Culp.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3617 Wood Bridge Drive, Nashville, TN 37217
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 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 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/our hand(s) this 10th day of April, 2024.

Robert M. Culp

STATE OF Florida
COUNTY OF Broward

On this 10th day of April, 2024, before me personally appeared Robert M. Culp, 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 10th day of April, 2024.

Mirlande Alexis
Notary Signature
My commission expires: 03-28-25

MIRLANDE ALEXIS
State of Florida - Notary Public
Commission # HH 109415
My Commission Expires 03/28/2025

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tonya Loftin, 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 **April 10, 2024**.

Date

Tonya Loftin
Affiant Signature

April 15, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)