Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 18 day of April, 2024.

Notary Public
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1134739 DEEDWARR
05/15/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240515-0035794

Address of New Owner:	Send Tax Bills to:	Tax Information
Anayeli Valencia 306 Bellshire Terrace Court Nashville, TN 37207	New Owner	050-03-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lorna Ann Williams (formerly known as Lorna A. Richardson), a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anayeli Valencia and Venancio Torres, a married couple,** 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:

Land in Davidson County, Tennessee, being Lot No. 49A and Lot No. 49B on the Plan of Bellshire Terrace, Section One, Phase, as shown on plat of record in Book 6250, pages 179 and 180, as amended by Zone Lot Division of Lots 46 through 49, Bellshire Terrace, Section One, Phase Two, as of record in Book 6900, page 390, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorna A. Richardson by Warranty Deed from Southside Associates, Ltd., dated May 28, 1999 of record in Book 11509, page 295, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Willie Richardson by Warranty Deed from Lorna Richardson dated July 10, 2006 of record as Instrument No. 20060711-0083261, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Lorna Ann Richardson, a single woman, by Warranty Deed from Willie Richardson, a single man, dated May 15, 2018 of record as Instrument No. 20180517-0047241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Grantor attests and affirms that this property has been an investment property only, having never been the personal residence of grantor since the time of her current marriage, Grantor warrants that she has not lived in the subject property as a married person to her current spouse and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 306 Bellshire Terrace Court, Nashville, TN 37207.

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), their heirs and assigns, forever. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 this the 18th day of April, 2024.

Lorna Ann Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lorna Ann Williams,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of April, 2024.

Notary Public

My Commission expires: 6·17·2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2024037905

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-18-24 (date of document).

Affiant Signature

5-14-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of May, 2024

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025