Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RMX-24-3521

Karen Johnson Davidson County
Batch # 1137344 DEEDWARR
05/20/2024 03:02:48 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20240520-0037465

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Caballero Juan R. Chupin and Ninfa E. Chupin Iglesias 3237 Grace Crest Place Nashville, TN 37217	CrossCountry Mortgage 2160 Superior Ave. Cleveland, OH 44114	164 13 0 006.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leovicsa A. Martinez and Shivan S. Soro, Wife and Husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Juan R. Chupin, Caballero and Ninfa E. Chupin Iglesias, Husband and Wife** ("Grantee") all of our/my right, title and ownership interest, including marital or otherwise, in and to that certain real property known as 3521 Longhaven Crossing, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Asheford Crossing, Section One of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leovicsa A. Martinez, a single woman, by Warranty Deed from Edgar Barajas and Maria Barajas, husband and wife, dated December 6, 2017, and recorded December 8, 2017, in Instrument No. 20171208-0125253, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 15th day of May, 2024.

Leovicsa A. Martinez

Shivan S. Soro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared Leovicsa A. Martinez and Shivan S. Soro, 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 15th day of May, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Public
My commission expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY