Karen Johnson Davidson County
Batch# 1140658 DEEDWARR
05/29/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240529-0039761

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2024.

Notary Public
My commission expires: 4/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map/Parcel Numbers:
Victor Jose Lopez Fernandez **Lesbia M Solano Galindo**	**PINNACLE BANK**	**16205014700**
337 Ash Grove Dr	150 3rd Ave South Suite 1000	
Nashville, TN 37211	Nashville TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cristina Apolonia nka Cristina Amador Corrales, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Jose Lopez Fernandez and Lesbia M Solano Galindo, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 35, Plan of Hickory Valley Subdivision, Section 2-A, of record in Plat Book 4300, Page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cristina Apolonio, by Quitclaim Deed from Elpidio Augustin Apolonio, dated September 16, 2013, of record in Instrument No. 20170228-0019662, in the Register's Office for Davidson County, Tennessee. Oath is made that Christina Apolonia is now known as and is one and the same person as Cristina Amador Corrales. Milton Tercero Artola joins in the execution of the Warranty Deed to convey any marital interest in the property.

Further being the same property conveyed to Elipidio Augustin Apolonio and wife, Cristina Elizabeth Amador Corrales, by Warranty Deed from Victor Hazelwood, dated August 29, 2011, of record in Instrument No. 20110912-0070380, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 337 Ash Grove Dr, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Cristina Amador Corrales Date: 5/22/24
Cristina Amador Corrales

Milton Tercero Artola Date: 5/22/24
Milton Tercero Artola

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cristina Amador Corrales and Milton Tercero Artola, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May 2024.

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D Leedom, 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 5/22/24.

Date

Affiant Signature

5/22/24

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22nd day of May, 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