This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File 1-22905-KR

Karen Johnson Davidson County
Batch# 1155677 DEEDWARR
07/09/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240709-0051292

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $355,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th Day of July, 2024.

Notary Public
My Commission expires 1 / 4 / 2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jacinto Bacai Matias
1761 Heritage Glen Drive
Madison, TN 37115

SEND TAX BILLS TO:
Jacinto Bacai Matias
1761 Heritage Glen Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 042080A00700CO

WARRANTY DEED
24NT00603

Effective the 8th Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Francisco Rizo Lopez, a married man

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Jacinto Bacai Matias, a single man

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

"Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Heritage Glen of record in Plat Book 6900, Page 981, 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 Francisco Rizo Lopez, a married man by Cash Deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20150903-0090005 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

This is an improved property commonly known as: 1761 Heritage Glen Drive, Nashville, TN 37115"

"This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute."

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

FRANCISCO RIZO LOPEZ

Francisco Rizo Lopez

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Francisco Rizo Lopez, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of July, 2024

Notary Public
My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Property was an investment property for Grantor, dower rights do not apply.*

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/8/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/9/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-20-2028