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

Karen Johnson Davidson County
Batch# 1192281 DEEDWARR
10/10/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241010-0078685

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $515,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of Aug, 2024

Notary Public
My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Fernando Valencia
7570 Harper Road
Joelton, TN 37080

SEND TAX BILLS TO:
Fernando Valencia
7570 Harper Road
Joelton, TN 37080

MAP AND PARCEL NUMBER: 00800023700

WARRANTY DEED
24NT00552

Effective the 8 Day of Aug, 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,

Julia Espinosa Aguilar, married

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

Fernando Valencia Espinoza, married

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

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Rd., described as follows: BEGINNING at a point in the intersection of the center lines of Harper Road and Baxter Road, said point being the common corner of Tract 3; thence, passing an iron pin on the margin of Harper Road at 119.01', South 16 deg. 25' 47" West a distance of 1179.14' to an iron pin being the common corner of tract 3 and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Corner South 89 deg. 37' 33" West a distance of 227.46' to an existing iron pipe on the south bank of a creek and being the common corner of Christopher McBride as of record in Deed Book 11232, Page 766, R.O.D.C.; thence with said McBride North 21 deg. 41' 10" East a distance of 159.97' to an iron pin; thence North 14 deg. 42' 40" East a distance of 345.00' to an existing iron pipe; thence, passing an iron pin on the margin of Harper Road at 152.35' North 75 deg. 53' 53" West a distance of 187.26' to a point in the center line of Harper Road; thence with said center line the following calls: North 53 deg. 28' 46" East a distance of 165.00; thence North 48 deg. 58' 46" East a distance of 330.10'; thence North 46 deg. 28' 46" East a distance of 88.60; thence North 39 deg. 49 55" East a distance of 93.43'; thence North 33 deg. 01' 54" East a distance of 66.10'; thence North 28 deg. 20' 18" East a distance of 110.04' to point which is the point of beginning, having an area of 217946.43 square feet, 5.0 acres more or less.

BEING the same property conveyed to ANAYELI VALENCIA and VENANCIO TORRES, by deed from CLAUDE E. WAIR and KAREN L. SCOTT, of record in Instrument No. 20170630-0066060, dated June 27, 2017 and recorded June 30, 2017, said Register's Office.

FURTHER BEING the same property conveyed to JULIA ESPINOSA AGUILAR from Anayeli Valencia and Venancio Torres, by Quitclaim Deed dated 05/07/2021 and recorded 05/18/2021 of record as Instrument No. 20210518-0066551, Register's Office of said County.

This is an improved property commonly known as: 7570 Harper Rd, Joelton, TN 37080-8605

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.

Julia Espinosa Aguilar

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Julia Espinosa Aguilar, 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 08 day of Aug., 2024.

Notary Public
My Commission expires: 03 / 09 / 2027.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Miguel Colindres lopez by Julia espinosa Aguilar Attorney-in-fact JEA
Miguel Colindres Lopez by Julia Espinosa Aguilar, Attorney-in-Fact

State of TN)
County of Davidson

Before me personally appeared Julia Epinosa Aguilar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Miguel Colindres Lopez, and who acknowledged that she executed the same as the free act and deed of Miguel Colindres Lopez.

Witness my hand, at office, this 08 day of Aug., 2024.

Notary Public
My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Miguel Colindres Lopez joins in this Deed for the purpose of conveying marital interest

Tennessee Certification of Electronic Document

I, Summer Barton 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 8/8/24 (date of document).

Summer Barton
Affiant Signature

8/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of AUGUST, 24.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVID