Karen Johnson Davidson County
Batch# 1198867 DEEDWARR
10/30/2024 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20241030-0083774

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 329,000.00.

Affiant

Subscribed and Sworn before me this 23th day of October , 2024.

Notary Public
My commission expires: 11.17.24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Felipa Urbano and Josue Lopez 389 Wimpole Drive, Nashville, TN 37211	New Owner	119-07-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zulma E. Del Cid and Lidia R. Sosa, both unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Felipa Urbano Urioste, and Josue Lopez Urbano,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 156 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, Page 73, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Douglas M. Sargent by deed dated 8/24/01 of record in Instrument no. 20010905-0096484, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Santos Del Cid Perez and wife, Sulma Del Cid, by Warranty Deed from Douglas M. Sargent, dated August 29, 2003, of record in Instrument No. 20030915-0135335, Register's Office for Davidson County, Tennessee.

The said Sulma Del Cid and Zulma E. Del Sid is one and the same person.
The said Jose Santos Del Cid Perez and Jose Santos Del Cid is one and the same person.

BEING the same property conveyed to Zulma E. Del Cid and Lidia R. Sosa, both unmarried, by Quitclaim Deed from Jose Santos Del Cid Perez now known as Jose Santos Del Cid and Zulma E Del Cid, dated July 22, 2019, and recorded July 26, 2019 in Instrument No. 20190726-0073938, Register's Office for Davidson County Tennessee.

This is [X] improved [ ] unimproved property known as 389 Wimpole Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23 day of October , 2024.

Zulma E. Del Cid

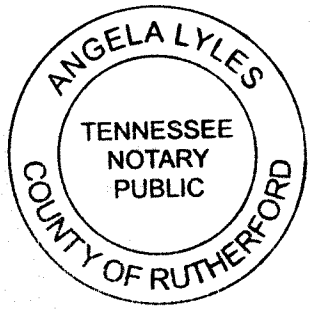
Zulma E. Del Cid

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23 day of October, 2024, before me personally appeared Zulma E Del Cid, 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 23 day of October, 2024.

Notary Signature
My commission expires: 3/23/26



TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23 day of October, 2024.

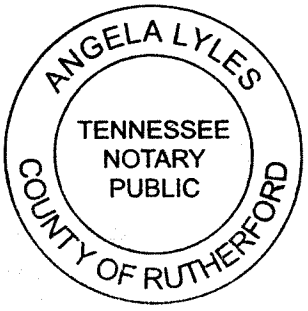
Lidia R. Sosa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23 day of October, 2024, before me personally appeared Lidia R. Sosa, 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 23 day of October, 2024.

Notary Signature
My commission expires: 3/23/29



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/23/24 (date of document).

Jennifer Russell
Affiant Signature

10/29/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of October 2024.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/2028

NOTARY'S SEAL

