Karen Johnson Davidson County
Batch# 1200530 DEEDWARR
11/01/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241101-0085208

Name and Address of New Owner:
Rosaura Lopez Martinez, Celeste Y. Castillo, and Jose Mireles
1228 Kermit Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 120-01-0-064

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, **Pablo Cahuec Castro and Mayra L. Juarez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Celeste Y. Castillo, an unmarried woman and Rosaura Lopez Martinez, a married woman, and Jose Mireles, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, in the Register' 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 Pablo Cahuec and Mayra L. Juarez by Warranty Deed dated August 31, 2015 from Waleska Valdez and Joel Interiano, recorded September 11, 2015 in Instrument No. 20150911-0092715 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 1st day of November, 2024.

_____(SEAL)
Pablo Cahuec Castro

Mayra Leticia Suarez (SEAL)
Mayra L. Juarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2024, before me personally appeared Pablo Cahuec Castro and Mayra L Juarez, 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 1st day of November, 2024.

Notary Signature
My commission expires: 6/26/27

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $330,000.00, 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 1st day of November, 2024.

Notary Public
My commission expires: 6/26/27
File No. 2024-7341-RS

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Nov 1, 2024 (date of document)

Regina Sullo

Affiant Signature

November 1, 2024

Date

State Of TN

County of Davidson

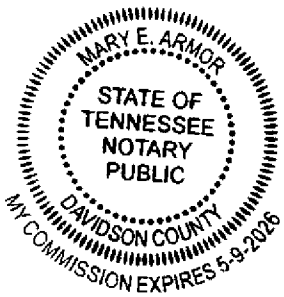
Sworn and subscribed before me this 1st day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202411010085208