AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280672016

Karen Johnson Davidson County
Batch# 1217653 DEEDWARRSP
12/18/2024 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20241218-0098162

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 14909017500

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10 day of Dec 2024, by and between **Mara O. Rivera, an unmarried woman,** residing at 604 Andrea Court, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Gerson O. Rivera Gutierrez, an unmarried person,** residing at 604 Andrea Court, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 604 Andrea Court, Nashville, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10 day of Dec., 2024.

Mara O. Rivera

MARA O. RIVERA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARA O. RIVERA** the within named Grantor, 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 and seal, at office in Brentwood TN, this 10 day of Dec., 2024.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Mara O. Rivera

STATE OF TN
COUNTY OF Williamson (a)

Sworn to and subscribed before me this 10 day of Dec, 2024

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Gerson O. Rivera Gutierrez
604 Andrea Court
Nashville, TN 37013

Name and address of property owner:

Gerson O. Rivera Gutierrez
604 Andrea Court
Nashville, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

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. 72, ON THE PLAN OF BARCLAY SQUARE, SECTION 3, OF RECORD IN PLAT BOOK 4675, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARA O. RIVERA, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM EUCEDA PORFIRIO GARCIA, DATED 7/20/2015 AND RECORDED ON 7/24/2015 IN INSTRUMENT NUMBER 20150724-0073079, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 14909017500
Property Address: 604 Andrea Court, Antioch, TN 37013

CERTIFICATE OF AUTHENTICITY

I, Brooke A. Acklin, 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 12/10/2024.

Date

BA Acklin

Affiant Signature

12/11/2024

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 11TH day of DECEMBER, 20 24.

Notary's Signature KRISTIN A LOVE

My Commission Expires: OCT. 21ST 2025

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2025
Commission Number 1408962