ADDRESS NEW OWNER: Luis Gilberto Molina
309 Ocala Cir.
Nashville TN 37211

SEND TAX BILL TO: New owner

Karen Johnson Davidson County
Batch# 1239682 DEEDWARR
02/21/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20250221-0013130

MAP-PARCEL NOS. 162-05-0-204.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Matthew J. Allen, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Luis Gilberto Molina and Vanessa M. Fuentas Giron, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, Page 86, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew J. Allen and wife, Annie M. Allen, from Wallace E. Hill and wife, Dianne M. Hill, by Warranty Dee recorded on June 24, 1991, in Book 8381, Page 274, Register's Office for Davidson County, Tennessee. Annie M. Allen died on December 11, 2020, leaving Matthew J. Allen as the sole surviving tenant by the entirety.

This is property with a common address of 309 Ocala Circle, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of February 2025.

Matthew J. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Matthew J. Allen, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 21st day of February 2025.

CINDY S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/8/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is ~~$399,000.00~~ $384,000.

Affiant

Subscribed and sworn before me this 21st day of February 2025.

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/20/28

File No. 2502-013

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 2/21/2025 (date of document)

Regina Sullo
Affiant Signature

February 21, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 21 day of February, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

