Name and Address of New Owner:
Madelin Maria Alvarado Soto
210 Moss Trail
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1247805 DEEDWARR
03/19/2025 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250319-0019406

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 02516001100

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, **Carlos A Valencia and Dora Cristina Cordova, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Madelin Maria Alvarado Soto,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page 120, in the Register's 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 Carlos A Valencia and Dora Cristina Cordova, husband and wife by Warranty Deed from Vincent C. Furches and Kathleen A. Dolan-Furches, husband and wife dated March 6th 2018 and recorded March 12th 2018 of record in Instrument No. 20180312-0023280 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 210 Moss Trail, Goodlettsville, TN 37072

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.

25NT00151

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2025.

_____(SEAL)
Carlos A. Valencia

_____(SEAL)
Dora Cristina Cordova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of March, 2025, before me personally appeared Carlos A. Valencia, 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 3 day of March, 2025.

_____
Notary Signature
My commission expires: 11.3.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of March, 2025, before me personally appeared Dora Cristina Cordova, 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 3 day of March, 2025.

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

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 $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2025.

Marcia Escobar
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 March 3, 2025 (date of document).

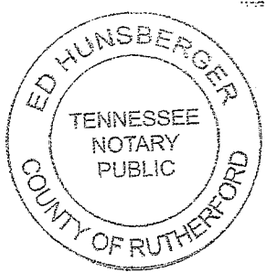
Affiant Signature

3-14-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of March, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26