2026-303-SM

Box # 14

WARRANTY DEED

Karen Johnson
Batch # 1313038
08/21/2025 10 21 25 AM
Fees $13 00 Taxes $1,228 40

20250821-0066948

Davidson County
DEEDWARR
2 pgs

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 332,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2025

Notary Public

My commission expires 5/8/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Jose Felix Guinea Puac and Lidia Y Tale Choxom	**"New Owner"**	148-01-0-227
214 Wallace Rd		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Flor Yanira Escalante Alfaro, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Felix Guinea Puac and Lidia Y Tale Choxom, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 2 on the Plan of Boone Heights Subdivision, of record in Plat Book 6250, page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Flor Yanira Escalante Alfaro, an unmarried person by Warranty Deed dated December 04, 2014, from Leland D Watts, married, of record in Instrument No 20141208-0111987, said Register's Office

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable Map and Parcel 148-01-0-227.

The Plan of record in Plat Book 6250, page 125, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Agreement to maintain a private road, as of record in Book 6373, page 625, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6396, page 38, said Register Office.

This is improved (_X_) Unimproved (____) property, known as 214 Wallace Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 20th day of August, 2025.

Flor Yanira Escalante Alfaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Flor Yanira Escalante Alfaro, an unmarried woman the within named bargainor(s), 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 official seal at Nashville, Tennessee, this 20th day of August, 2025

Notary Public

My Commission Expires: 5/9/2026

