Karen Johnson Davidson County
Batch# 1323459 DEEDWARR
09/17/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250917-0074319

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 355,000.00.

Affiant

Subscribed and Sworn before me this 17th day of September , 2025.

Notary Public
My commission expires: 3/23/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Linda Gutierrez Zavala 2604 Forest View Drive, Nashville, TN 37013	New Owner	Map/ Parcel 150-09-0-058

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, **Fernando Funes and Ana Maria Funes, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Linda Gutierrez Zavala, married woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Forest View Park Section One of record in Plat Book 3700, Page 109 and Page 110, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Fernando Funes and wife, Ana Maria Funes by Deed from JPMorgan Chase Bank as Trustee, dated March 26, 2006 and recorded March 30, 2006 of record in Instrument No. 20060330-0036283, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is [X] improved [ ] unimproved property known as 2604 Forest View Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 17th day of September , 2025.

Fernando Funes

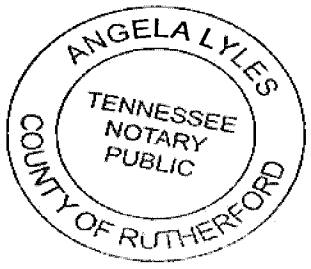
Ana Maria Funes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of September, 2025, before me personally appeared Fernando Funes and Ana Maria Funes, 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 17th day of September, 2025.

Notary Signature
My commission expires:
3/23/29



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/17/2025** (date of document).

Affiant Signature

09/17/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17th** day of **September**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

