Bill Garrett Davidson County
Batch# 32289 DEEDWARR
12/01/2017 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $503.20
20171201-0122765

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of November, 2017, by and between Rodrigo A Giron and Daisy Matamoros Giron, husband and wife, party of the first part, and Jonathan Worthy, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Apache Hills, Section Five, Part Two of record in Plat Book 5050, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Rodrigo A. Giron and Daisy Matamoros Giron by virtue of that certain Special Warranty Deed dated April 22, 2005, and being of record at Instrument No. 20050524-0058612, in the amount of $65,500.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary resident, and that said property has been used for investment purposes only.

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), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable subject to restrictions of record in book 4179, page 951, book 4215, page 268, book 4361, page 162 and in book 5040, page 357, said Register's Office; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rodrigo A Giron
Rodrigo A Giron

Daisy Matamoros Giron
Daisy Matamoros Giron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rodrigo A Giron and Daisy Matamoros Giron, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2017.

Notary Public

VERNIKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9-25-19

Property Owner & Address: Jonathan Worthy
4041 Navaho Trail
Nashville, TN 37211

Tax Parcel No 14815013400

Property Address: 4041 Navaho Trail
Nashville, TN 37211

MAIL TAX
BILLS TO: Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $136,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

VERNIKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

SUBSCRIBED AND SWORN TO before me this 30th day of November, 2017.

Notary Public

My Commission Expires: 9-25-19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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