Karen Y Johnson Davidson County
Batch# 152354 DEEDWARR
10/18/2018 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $823.25
20181018-0103368

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

$222,500.00

The actual consideration or value, whichever is greater for this transfer is: ~~$ 225,500.00~~

Affiant Signature

Subscribed and sworn to before me on this the 16th day of October, 2018

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Travis Darnell
102 Newelll Avenue
Old Hickory, TN 37138-3625
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID 04405015900

WARRANTY DEED

18NT00583

Effective the 16th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CRUZ A. MANCIA AND BERTA E. FUENTES

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TRAVIS DARNELL, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of Hadley Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the easterly side of Newell Avenue, and runs back between parallel lines 141 feet to an alley.

Another tract of land being a triangular portion of Lot No. 26 on the Map of Hadley Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for said County.

Said triangular tract or portion of said Lot No. 26 begins at a point at the common line between Lots Nos. 26 and 27, as shown on said plan, at the easterly margin of Newell Avenue; thence east along the common dividing line between said Lots Nos. 26 and 27,
141 feet to an alley as shown on said Plan; thence along the westerly line of said alley a distance of 9 feet more or less, to a point, thence in a southwesterly direction a distance of
142 feet, more or less, to the easterly margin of Newell Avenue at said common lines between said Lots Nos. 26 and 27, being the point of beginning.

Being the same property conveyed to Cruz A. Mancia and Berta E. Fuentes, as joint tenants with right of survivorship, by Warranty Deed from Robert Lamar Kelley, dated 11/11/2013 and recorded 12/05/2013 as Document No. 20131205-0123879, Register's Office for Davidson County, TN.

This is an improved property commonly known as 102 Newell Ave., Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of October, 2018

Cruz A. Mancia

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Cruz A. Mancia, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of October, 2018.

Notary Public

My commission expires: 3/17/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Berta E. Fuentes

State of ~~Tennessee~~ New York
County of Queens

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Berta E. Fuentes, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 16th day of October, 2018.

Barbara A Terry
Notary Public

My commission expires: Jan 26 2022

BARBARA A TERRY
Notary Public - State of New York
No. 01TE6001881
Qualified in Queens County
My Comm. Expires Jan. 26, 2022

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY