Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 190382 DEEDWARR
01/31/2019 10:24:38 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190131-0009357

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT181200531

WARRANTY DEED

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of January, 2019

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thalmus Russell Wilson **Sylvia Jackson** **524 Kinsey Boulevard** **Madison, TN 37115**	**NEW OWNER**	**052-03-0-009.00**

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

Elena Maria Zavala, married and Andres Leonardo Gondinez, unmarried

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

Thalmus Russell Wilson and Descheta R. Wilson, husband and wife and Sylvia Jackson, an unmarried woman, as joint tenants with rights of survivorship

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. 36 on the Plan of East Madison Addition, not of record, described according to survey made by A & A Engineers, dated December 12, 1985 as follows:

BEGINNING with an iron pin located in the westerly margin of Kinsey Highway, being 51.8 feet north of the northeast of the Paul S. Bell property of record in Book 6096, Page 489, Register's Office for said County; thence with the westerly right-of-way margin of said highway, northwesterly 51.8 feet to a point; thence leaving said margin westwardly 267.0 feet to a point; thence southerly 50.0 feet to a point; thence eastwardly 284.00 feet to the point of beginning.

BEING the same property conveyed to Maria Elena Zavala and Andres Leonardo Godinez by Quitclaim Deed from Edilberto Godinez, dated 7/31/16 and recorded 8/8/16 in Instrument Number 20160808-0082497; and the same property previously conveyed to Edilberto Godinez by Warranty Deed from Luis R. Villareal, unmarried and Angelina Guardado, unmarried, dated 8/29/14 and recorded 9/5/14 in Instrument Number 20140905-0081300, Register's Office for Davidson County, Tennessee. The subject property is neither the principal residence of Grantor nor their spouse or any dependent.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 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 improved (X) property known as **524 Kinsey Boulevard, Madison, TN 37115**
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, and we do covenant with the 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, unless otherwise herein set out; 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 GRANTEES, 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 our hands this 24th day of January, 2019.

Elena Maria Zavala

Elena Maria Zavala

Andres Leonardo Gondinez

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elena Maria Zavala and Andres Leonardo Gondinez the 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 Smyrna, Tennessee, this 24th day of January, 2019.

Commission Expires: 4/18/21

Patricia L Hurt
Notary Public

PATRICIA L. HURT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY