Karen Johnson Davidson County
Batch# 209730 DEEDWARR
03/25/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190325-0026861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Javier Balderas	Javier Balderas	
(NAME)	(NAME)	
219 Emmitt Ave	534 NawaKwa Trail	051-08-0-035.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MIDDLE TENNESSEE PROPERTY GROUP, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAVIER BALDERAS, MARRIED** 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the northerly side of Emmett Avenue and runs back between lines, 194 feet, more or less, on the west line and 195 1/2 feet on the east line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Middle Tennessee Property Group, LLC by Warranty deed from Mr. Bill's Place, a Tennessee General Partnership of record in Instrument No. 20190305-0019862 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on March 05, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) other matters of public record, (7) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 219 Emmitt Ave, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 22nd day of March, 2019

Middle Tennessee Property Group, LLC

BY: _____
Patrick Lucas Naylor, Authorized Member

BY: _____
Victor Scott Creech, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of March, 2019, before me personally appeared Patrick Lucas Naylor and Victor Scott Creech, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Authorized Members of Middle Tennessee Property Group, LLC, the within named bargainor, a limited liability company, and that they as such Authorized Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of March, 2019.

_____
Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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