Karen Johnson Davidson County
Batch# 251139 DEEDWARR
07/01/2019 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190701-0063960

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0337

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Odalis Y Miranda Joya 6/28/19
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of June, 2019

Ashlee Page
Notary Public

Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Odalis Y Miranda Joya 515 Glengarry Drive Nashville, TN 37217	New owner at property address	120-05-0-101.00

WARRANTY DEED

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, I/WE,

Jacob Underwood, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Odalis Y Miranda Joya, single woman

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. 113 on the Plan of Glengarry Park, Section One of record in Book 2663, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob C. Underwood, married by Warranty Deed from Debra Ann Haynes A. K.A. Debra Ann (Neely) Haynes and husband Roger Dale Haynes of record in Instrument No. 20061221-0157213, Register's Office for Davidson County, Tennessee, dated December 12, 2006 and recorded on December 21, 2006.

Being the same property conveyed to Jacob Underwood, unmarried by Quit Claim Deed from Janie Russell Cox FKA Janie Underwood, former spouse of the Grantee of record in Instrument No. 20130627-0066005, Register's Office for Davidson County, Tennessee, dated April 04, 2013 and recorded on June 27, 2013.

Being the same property conveyed to Jacob Underwood, unmarried by Quit Claim Deed from Janie Russell Cox FKA Janie Underwood former spouse of the Grantee of record in Instrument No. 20150209-0011990, Register's Office for Davidson County, Tennessee, dated April 04, 2013 and recorded on February 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 515 Glengarry Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of June, 2019.

Jacob Underwood

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Underwood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego California this 27 day of June, 2019.

JULIETTE D. HOFFMAN
Notary Public – California
San Diego County
Commission # 2190915
My Comm. Expires Apr 11, 2021

(Notary Seal)

Juliette D. Hoffman
Notary Public
My Commission Expires: April 11, 2021

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