Karen Johnson Davidson County
Batch# 278100 DEEDWARR
08/30/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20190830-0087978

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Mario Delgado**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Tiffany Keegan, a single woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee and being Lot No. 209 on the Plan of Woodland Hills, Section 1, Phase 2 of record in Plat Book 7900, Page 408, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Mario Delgado by deed dated December 22, 2005 of record in Instrument No. 20060109-0002926, Register's Office of Davidson County, Tennessee.

Map & Parcel: 134-9-0-127

Property Address: 3541 Paragon Drive, Nashville, TN 37211

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 29 day of August, 2019.

Mario Delgado

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, Mario Delgado, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of August, 2019.

My commission expires:
04/05/2022

Notary Public

JOCELYN VANNESA ESCOTO
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-2142-1
My App. Expires April 5, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$192,000.00.**

Affiant

Subscribed and sworn to before me, this 29 day of August, 2019.

My commission expires:
8/11/20

Notary Public

JULIE DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

NEW PROPERTY OWNERS:

Tiffany Keegan

3541 Paragon Drive

Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

True Copy Certification

I, Dana Loggins, 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.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020