21827
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 290912 DEEDWARR
09/25/2019 01:34:25 PM 2 pgs
Fees: $13.00 Taxes: $99.90
20190925-0097473

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Jose Roberto Tapia
1231 London Bridge Road
Madison, TN 37115

Send Tax Bills to:
New Owner
1225 London Bridge Road
Madison, TN 37115

Map/Parcel: 04316009400

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, **Tammie Kay Albert, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Jose Roberto Tapia and Maria Veronica Herrera Tapia, husband and wife ,** hereinafter called the Grantee(s), their successors 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. 43 (forty-three) in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Herbert L. McCawley and wife, Jean J. McCawley by Warranty Deed dated 9/29/1994 and filed in Book 9479, page 498, said Register's Office. The said Herbert L. McCawley having conveyed his interest to Jean J. McCawley by Quitclaim Deed dated 8/17/2005 and filed at Instrument No. 20071026-0126664, said Register's Office. The said Jean Jeanette McCawley having since died and being the same property property set out in the Affidavit of Heirship filed at Instrument No. 20120106-0001656 and Instrument No. 20190925-0097472 **, said Register's Office.**
And being the same property conveyed to William Ben Albert by quitclaim deed from the heirs at law of Jean Jeanette McCawley through Robert W. Rutherford, Trustee, dated 2/3/2012 and filed at Instrument No. 20120217-0014179, said Register's Office.
Now, being the same property conveyed to Tammie Kay Albert by Quitclaim Deed from William Ben Albert, dated April 29, 2019, and filed at Instrument No. 20190501-0040140, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictive covenants filed in Book 4280, page 68; all matters as shown on the recorded plat and amendment; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 1231 London Bridge Road, 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 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 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) as on the date shown on the Notary forms.

Tammie Kay Albert

Tammie Kay Albert

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tammie Kay Albert,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of September, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Jose Roberto Tapia
Affiant

Subscribed and sworn to before me this 20th day of September, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022