Karen Johnson Davidson County
Batch# 320174 DEEDWARR
11/26/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191126-0122225

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2019-273

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ronald Alvarado Dealmonte	SWBC Mtg. Corp	
2921 Edge Moor Drive	9311 San Pedro #100	150-05-0-191.00
Nashville, TN, 37217	San Antonio, TX 78216	

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, we

Nelson Glenn, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ronald Alvarado Dealmonte, married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 726 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44 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 Nelson Glenn by Warranty deed from Barbara Fleming, married of record in Instrument No. 20150317-0022865 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 17, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2921 Edge Moor 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 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 25th day of November, 2019.

11/25/19

Nelson Glenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson Glenn, 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 Nashville, Tennessee, this 25th day of November, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022



Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21