This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 320262 DEEDWARR
11/26/2019 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20191126-0122349

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 210,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of November, 2019

Notary Public

My Commission expires 5 / 15 / 2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Marvin Alvarado Perdomo
Debra Briana Alvarado Nunez
2679 Morgan Rd.
Joelton, TN 37080-8728
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 01500009300

WARRANTY DEED

19NT01136

Effective the 22nd day of November, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DANIEL KIRKPATRICK, MARRIED, AND BRIAN KIRKPATRICK, MARRIED

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

MARVIN M. ALVARADO PERDOMO AND WIFE, DEBRA BRIANA ALVARADO NUNEZ

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, a tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, August 9, 1960, as follows:

Beginning at a point in the center of Morgan Road, the said corner being the northeast corner of the property conveyed to Edd E. Felts and wife, Vallie P. Felts, of record in Book 2045, Page 483, Register's Office for Davidson County, Tennessee; thence with Goodwin's line, South 03 degrees West 580 feet; thence continuing with Goodwin's line, South 03 degrees West 580 feet; thence continuing with Goodwin's line, South 06 degrees 30 minutes West 162.50 feet to a point; thence South 65 degrees 30 minutes West 278 feet to a point; thence North 02 degrees 30 minutes East 735 feet to a point in the center of Morgan Road; thence North 65 degrees 30 minutes East 294 feet to the point of beginning.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.
Being the same property conveyed to Daniel Kirkpatrick, unmarried, and Brian Kirkpatrick, unmarried, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 08/31/2015 and recorded 09/01/2015 as Document No.20150901-0088652,Register's Office for Davidson County, Tennessee.
This is an improved property commonly known as 2679 morgan rd, Joelton, TN 37080
Tax ID: \01500009300\

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. 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22nd day of November, 2019

Daniel Kirkpatrick

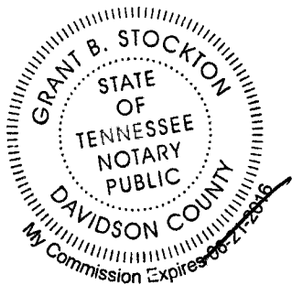
Brian Kirkpatrick

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Daniel Kirkpatrick and Brian Kirkpatrick, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of November, 2019.

Notary Public

My commission expires: 7/9/22



201911260122349

Certificate of Authenticity

I, Sean Hubbleston do hereby make oath that I am a license attorney and/or 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 Joseph White, a notary public for this county and state, Sean Hubbleston 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: 5/15/2021

Notary's Seal (If on paper)

