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# 392281 DEEDWARR
04/27/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200427-0043937

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 330,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31st day of March, 2020.

Notary Public
My Commission expires: 1/31/2021

NAME AND ADDRESS OF PROPERTY OWNER:
CITLALLI VENEGAS
AND OSCAR IVAN VENEGAS
630 Woodett Dr
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 16106000600

WARRANTY DEED
20NT00386

Effective the 1st day of APRIL, 2020 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,

Jimmy E. Allen, Jr & Melissa W. Allen, husband and wife

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

CITLALLI VENEGAS AND OSCAR IVAN VENEGAS

hereinafter called the GRANTEES. For and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Three, McMurray Woods of record in Plat Book 3300, Page 83, 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 Jimmy E. Allen, Jr & Melissa W. Allen, husband and wife by Quit Claim Deed from Allen & Company Property Management, LLC, dated 03/13/2020 and recorded 03/18/2020 as document #20200318-00298836, Registers office for Davidson County, Tennessee

Being the same property conveyed to Allen & Company Property Management, LLC, by Executor's Deed from Kimberly Ramsey-Personal Representatives of the Estate of Barbara A. Brooks, deceased, dated

09/07/2016 and recorded 09/08/2016 in Book NA, page NA, as Document No. 20160908-0094723, Register's Office for Davidson County, TN.

This is an improved property commonly known as 630 Woodett Dr, Nashville, TN 37211

SUBJECT TO ANY ITEMS RECORDED OR UNRECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TN.

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 my hand this the 1ST day of APRIL, 2020

Jimmy E. Allen, Jr

Melissa W. Allen

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jimmy E. Allen, Jr & Melissa W. Allen,** the within named bargainer 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 1ST day of APRIL, 2020.

Notary Public

My commission expires: 1/31/2021

Certificate of Authenticity

I, Jill Neely, 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021