Karen Johnson Davidson County
Batch# 412143 DEEDWARR
06/09/2020 06:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200609-0058721

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-7154

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~grantee,~~ for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public
My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ralph R. Garcia and Melissa K. Garcia 1913 Rosebank Avenue Nashville, TN 37216	~~New Owner~~ Loan Depot 4800 N. Scottsdale Rd # 380 Scottsdale AZ 85251	073-09-0-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cynthia A. Oldham, widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ralph Garcia and Melissa Garcia, husband and wife**, hereinafter called the Grantee(s), their heirs 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. 19 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 100 feet on the southerly side of Rosebank Avenue and runs back 169 feet on the easterly line and 161 feet on the westerly line to a dead line in the rear on which it measures 100.5 feet.

Being the same property conveyed to James V. Oldham and wife, Cynthia A. Oldham by Warranty Deed from Ernest L. Lannom and wife, Doris J. Lannom, dated August 26, 1994, recorded August 29, 1994, of record in Book 9448, page 793, Register's Office for Davidson County, Tennessee.

James V. Oldham having since died May 14, 2015, leaving Cynthia A. Oldham as surviving tenant by the entirety.

This is improved property located at: **1913 Rosebank Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2020.

GRANTOR:

Cynthia Oldham
Cynthia A. Oldham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia A. Oldham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

202006090058721

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY