33482-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 465768 **DEEDWARR**
08/28/2020 09:27:44 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200828-0097719

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kamel E. Tejeda and Alice B. Tejeda	**Movement Mortgage**	**071-12-0-219.00**
806 Oneida Avenue	**8024 Calvin Hall Rd**	
Nashville, TN 37207	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Madeline A. Walters, an unmarried woman and Suzanne Walters, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamel E. Tejeda and Alice B. Tejeda, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 146 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Madeline A. Walters, an unmarried woman and Suzanne Walters, married, by Deed dated October 9, 2018 from T. Mitchell James, an unmarried man, of record in Instrument No. 20181023-0105116, Register's Office for Davidson County, Tennessee.

1. **THE conveyance of the above described parcel of land is subject to the following:**

2. **The Plan of record in Plat Book 1130, Page 97, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Restrictive Covenants contained in instrument of record in Book 1357, Page 677, Register's Office for Davidson County, Tennessee.**

4. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

Notary Acknowledgements on following page

This is improved property, known as **806 Oneida Avenue, Nashville, TN 37207**

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 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 my/our hand(s) this 27TH day of **August, 2020.**

Suzanne Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Suzanne Walters,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of **August, 2020.**

Notary Public

My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this 24th day of **August, 2020.**

Madeline A. Walters

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Cruz)

On 24 August, 2020 before me, Evan Nelson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared MADELINE A. WALTERS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

EVAN NELSON
Commission # 2312796
Notary Public - California
Santa Cruz County
My Comm. Expires NOVEMBER 17, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above