# WARRANTY DEED

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: November 20, 2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jimmy Felipe Parra Alvarado | Jimmy Felipe Parra Alvarado | 176-00-0-026.00 |
| (NAME) | (NAME) | |
| 4404 Stoneview Dr. | 4404 Stoneview Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 475474 DEEDWARR
09/15/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200915-0104888

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert Neal Davenport**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jimmy Felipe Parra Alvarado and Robert Armando Parra Alvarado, as Tenants in Common with Rights of Surviviorship.**, hereinafter called the GRANTEE(S), 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 more particularly described as follows:

Being the southerly 2 acres of a 3 acre tract conveyed to Jerry Butler Builders, LLC, by deed from Robert N. Davenport and wife Delores P. Davenport, a record in Instrument Number 20070504-0053839, R.O.D.C., Tennessee, described as follows:

Being the southerly 2 acres of a 3 acre tract conveyed to Jerry Butler Builders, LLC, of record in the foregoing instrument;

Beginning at a point on the northerly margin of Maxwell Road at the southeast corner of the 2.02 acres conveyed to Jerry Butler Builders, LLC, of record in Instrument Number 20070504-0053839. R.O.D.C., Tennessee; thence with the east line of said 2.02 acre tract North 07°, 26', 25" E 430 feet to a point; thence severing Parcel Number 26 South 77°, 27', 34" E 202.29 feet to a point on the westerly line of Parcel Number 41 on tax map number 176; thence with the west line of Parcel Number 41, South 07°, 30', 56" W 432.94 feet to a point on the north margin of Maxwell Road; thence with north margin of same along a curve to the right having a radius of 389.14 feet, a distance of 73.79 feet, and continuing with Maxwell Road N 74°, 38', 02" W 128.54 feet to the point of beginning, containing 2 acres, more or less.

Being part of the same property conveyed to Robert Neal Davenport and wife, Delores Davenport by Warranty Deed dated 07/30/1966 from L. C. Davenport and wife, Lena D. Davenport of record in Book 4042, Page 161, Register's Office for Davidson County, Tennessee. Delores Davenport died February 23, 2018 leaving Robert Neal Davenport as the surviving tenant by the entirety.

Being part of the same property conveyed in error to Jerry Butler Builders, LLC by Warranty Deed dated 05/02/2007 from Robert N. Davenport and wife, Delores P. Davenport of record in Instrument 200705040053839, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected of record in Instrument 200802040011577, Register's Office for Davidson County, Tennessee to exclude subject property and show title retained by Robert N. Davenport and wife, Delores P. Davenport.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4374 Maxwell Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 4th day of September, 2020.

Robert Neal Davenport

State of Tennessee
County of Rutherford

Personally appeared before me Robert Neal Davenport, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public Andrea Anthony Payne
My Commission Expires: November 20, 2023

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

**RETURN TO:**
**Memorial Title, LLC**
**2690-A Memorial Blvd.**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Andee Anthony, 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.

Andee Anthony

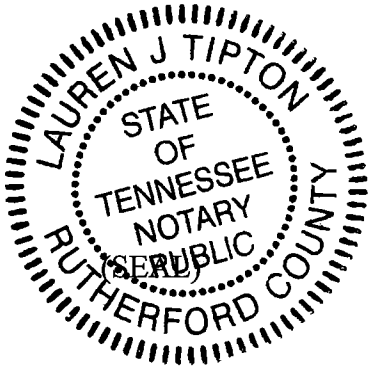
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lauren J. Tipton, a notary public in and for the aforesaid county and state, the within named Andee Anthony, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Lauren J Tipton

Notary Public

My Commission Expires: 4/17/2023

900