Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3080

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of October, 2020

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tracy Melissa Barcelona 2404 Scovel Street Nashville, TN 37208	Paramount Residential Mortgage Group Inc. 1265 Corona Pointe Court Suite 301 Corona, CA 92879	081-14-0-042.00

WARRANTY DEED

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

Jamie D. McAfee, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy Melissa Barcelona, single woman

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. 43 on the plan of Bransford Realty Co's Subdivision of Lots No. 35-36 & 37 in E.T. Holman's Subdivision of Lots No. 41-42 & 43 in Boyd-McNairy's Subd. and Subdivision of Lots No 1 to 10 Inclusive No 17-18 &19, No 21-28 Inclusive No 31 to 40 Inclusive in Mrs. E.S. Clark's Subdivision of Lots No 39-40 & Part of No 38 in Boyd McNairy's Subdivision (referenced as "Bransford Realty Company's Subdivision of Lot Nos. 1 to 10, inclusive and other lots in Mrs E. S. Clarks's Subdivision of Lot Nos. 39, 40 and part of 38 in Boyd McNairy's Plan of Lots" in previous deeds in the chain of title) as of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more

Karen Johnson Davidson County
Batch# 502277 DEEDWARR
10/28/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20201028-0124707

complete description.

Being the same property conveyed to Jamie D. McAfee, an unmarried woman by Warranty deed from Vision General Construction, LLC of record in Instrument No. 20071101-0128904 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 01, 2007.

Being also known as 2404 Scovel Street Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2404 Scovel Street, Nashville, TN 37208

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of October, 2020.

Jamie D. McAfee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie D. McAfee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of October, 2020.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Notary Public
My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021