WARRANTY DEED

Karen Johnson Davidson County
Batch# 509236 DEEDWARR
11/05/2020 10:49:23 AM 3 pgs
Fees: $18.00 Taxes: $627.15

20201105-0129754

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00.

KB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0937

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miguel Valencia	NEW OWNER	Map: 16207009100
(NAME) 4956 Shihmen Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($169,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HORACE NEAL DAVENPORT, JR. AND BEVERLY ANN GHIANNI AND MATT LEE DAVENPORT AND GINGER O'DAY DEFILIPPO, DEVISEES UNDER THE WILL OF BARBARA P. DAVENPORT, AND MATT LEE DAVENPORT, EXECUTOR UNDER THE WILL OF BARBARA P. DAVENPORT,

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

MIGUEL VALENCIA LOPEZ, married,

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:

Being Lot No. 102 on the Plan of Antioch Park, Section III, as of record in Book 4460, page 25, Register's Office for said County.

Said Lot No. 102 fronts 75.0 feet on the southerly side of Shihmen Drive, and extends back 192.3 feet on the westerly line and 183.0 feet on the easterly line, to a line in the rear on which it measures 75.57 feet.

Being the same property conveyed to Horace N. Davenport and wife, Barbara P. Davenport, by deed from Henry S. Gardner and wife, Raisa S. Gardner, of record in Book 6017, Page 776, dated March 2, 1983, Register's Office for said County. The said Horace N. Davenport died September 27, 2012 and title vested in Barbara P. Davenport, as surviving tenant by the entirety. The said Barbara P. Davenport died October 1, 2019, and the Will was admitted to Probate as Probate No. 74CH1-2020-CV-430, of record in Probate Court of Robertson County, Tennessee. The Grantors herein execute this instrument as Devisees and Executor under the Will of Barbara P. Davenport.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 25, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4519, Page 933, Register's Office for said County.

The signature of Horace Neal Davenport, Jr. is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129753 said Register's Office. The signature of Beverly Ann Ghianni is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129752, said Register's Office.

The signature of Ginger O'Day DeFilippo. is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129731, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4956 Shihmen Drive, Antioch, TN 37013
(House No.) (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 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. 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 our hands this 3rd day of November, 2020.

Horace Neal Davenport, Jr.
By: Matt Lee Davenport, as Attorney-in-Fact

Beverly Ann Ghianni
By: Matt Lee Davenport, as Attorney-in-Fact

Matt Lee Davenport

Ginger O'Day DeFilippo
By: Matt Lee Davenport, as Attorney-in-Fact

Matt Lee Davenport, Executor under the Will of Barbara P. Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matt Lee 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 within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of November, 2020.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Matt Lee Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Horace Neal Davenport, Jr., Beverly Ann Ghianni, and Ginger O'Day DeFilippo, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Horace Neal Davenport, Jr., Beverly Ann Ghianni, and Ginger O'Day DeFilippo.

Witness my hand and official seal this, 3rd day of November, 2020.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Matt Lee Davenport, Executor under the Will of Barbara P. Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor under the Will of Barbara P. Davenport, and as such Executor, he is authorized to execute this instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of November, 2020.

My Commission Expires: 1/3/23

Notary Public

