Karen Johnson Davidson County
Batch# 528630 DEEDWARR
12/10/2020 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201210-0144340

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 26th day of October, 2020.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Hugo F. Quiroz Madrigal
504 Sugaree Pt, Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 164160A01400CO

WARRANTY DEED
20NT02765

Effective the 26th day of October, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Raiza Jackson N/K/A Raiza Del Socorro Coleman and ~~Phillip~~ Phillip Anthony Coleman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hugo F. Quiroz Madrigal, a married man

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

The following described real estate, situated and being in the City of Antioch, County of Davidson and State of Tennessee to wit:

Lot No. 159 on the Plan of Meadow Woods, Section 2, of record in Plat Instrument No. 200003090024168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raiza Jackson, by Warranty Deed from Norman McLean, dated 02/27/2004 and recorded 03/04/2004 as Instrument No. 20040304-0024616, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 504 Sugaree Pt, Antioch, TN 37013

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26th day of October, 2020

Raiza Jackson N/K/A Raiza Del Socorro Coleman

Phillip Anthony Coleman

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Raiza Jackson N/K/A Raiza Del Socorro Coleman and Phillip Anthony Coleman,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26TH day of October, 2020.

Notary Public
My commission expires: 5/7/2024

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024