Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1661

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Shaw, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mirna Elizabeth Diaz Albeno, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being all of Lot No. 19 (Nineteen) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Daniel Shaw, a single man by Warranty deed from John J. Powell and Samantha Powell, husband and wife of record in Instrument No. 20150803-0076241 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 03, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

Karen Johnson Davidson County
Batch# 540176 **DEEDWARR**
12/22/2020 01:07:59 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20201222-0152272

This is improved property, known as: 1864 Shaylin Loop, Antioch, TN 3701

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Mirna Elizabeth Diaz Albeno
1864 Shaylin Loop
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
173-05-0A-019.00-CO

WITNESS THE EXECUTION HEREOF this 21st day of December, 2020.

Daniel Shaw

State of Tennessee)
County of Davidson)

On this 21st day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel Shaw, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 198,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of December, 2020.

Notary Public

My Commission Expires: January 8 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE