Karen Johnson Davidson County
Batch# 547694 DEEDWARR
01/05/2021 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20210105-0002074

SSTATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,000.00.

Jennifer Russell AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~28th~~ 30th day of December, 2020.

NOTARY PUBLIC

My commission expires: 10-21-2024

KRISTEN M. TRAVIS Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Javier Navarro-Piedra and Maria D. Navarro	Hamilton Home Loans 1551 Sawgrass Corporate Hwy. Ste. 300 Surise, FL 33323	16201007600
(NAME)	(NAME)	
319 Delvin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Hollace McKinley and Myrna McKinley, husband and wife, and Jeffrey McKinley and Lynette McKinley, husband and wife, joint tenants with rights of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Javier Navarro-Piedra and Maria D. Navarro**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot Number 24 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee. Said Lot Number 24 fronts 80.0 feet on the southwesterly margin of Delvin Drive and runs back between lines measuring 317.1 feet on the northwesterly side and 233.7 feet on the southeasterly side to a dead line in the rear on which it measures 126.9 feet.

BEING the same property conveyed to Hollace McKinley and Myrna McKinley, husband and wife, and Jeffrey McKinley and Lynette McKinley, husband and wife, joint tenants with rights of survivorship, by Warranty Deed from Leonard C. Hesson, both individually and as Personal Representative of the Estate of Kathy Sue Hesson, Levie P. Hesson, Jr., and Seleah Roth, dated May 8, 2020 and recorded May 19, 2020 in Instrument No. 20200519-0052132, Register's Office for Davidson County, Tennessee.

This property is __unimproved _x_improved property known as: 319 Delvin Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of December, 2020.

Hollace McKinley

Myrna McKinley

Jeffrey McKinley

Lynette McKinley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hollace McKinley and Myrna McKinley, the herein bargainor, 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 the 28th day of December, 2020.

Notary Public
My Commission Expires:
12/12/22

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey McKinley and Lynette McKinley,** the herein bargainor, 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 the 28th day of December, 2020.

Notary Public
My Commission Expires:



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

