Karen Johnson Davidson County
Batch# 559011 DEEDWARR
01/22/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210122-0009951

STATE OF Tennessee }
COUNTY OF Rutherford }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF January, 2021.

NOTARY PUBLIC

My Commission expires: July 15, 2023

RACHEL BROWN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20110026

Address of New Owner
Pilar Perez Guzman and
Miguel Garcia Magana
429 Kingview Court
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
058-16-0-084.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dawn Walker, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pilar Perez Guzman and Miguel Garcia Magana, wife and husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section 3, Haynes Park Subdivision of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 204 fronts 43 feet on the Westerly side of Kingview Court and runs back between lines 115.56 feet on the Northerly side and 108.04 feet on the Southerly side, to a broke line at the rear of which it measures 163.91 feet thereon.

Being the same property conveyed to Dawn Walker by Warranty Deed from Linder R. Howard, an unmarried woman, dated 08/27/2020 and recorded on 08/31/2020 in Instrument No. 20200831-0098380, Register's Office for Davidson County, Tennessee.

This is property generally located:
429 Kingview Court, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 4707, Page 766, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Craig Walker joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Dawn Walker**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Dawn Walker and Craig Walker** has/have caused this instrument to be executed, this the 15 day of JAN, 2024.

Dawn Walker

Craig Walker

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dawn Walker and Craig Walker,** 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.

This the 15 day of JAN, 2024.

My Commission expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Melanie Harper, 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 Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper 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: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY