Karen Johnson Davidson County
Batch# 579029 DEEDWARR
02/25/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20210225-0024214

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.069-21

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of February, 2021

Notary Public
My Commission Expires: 2/21/22

Address of New Owner	Send Tax Bills To:	
Michael Jesus Maldonado 2573 Cedar Springs Drive Nashville, TN 37217	First Community Mortgage 262 Robert Rose Drive Murfreesboro, TN 37129	Map/parcel: 149-04-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Duane E Meyers and L. Lynette Meyers, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Jesus Maldonado and Shelby Nicole Maldonado, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 483 on the Plan of Edge-O-Lake Estates, Section Seven, as of record in Book 3700, Page 79, Register's Office for Davidson County, Tennessee.

SAID Lot No. 483 fronts 87.81 feet on the southeasterly side of Cedar Springs Drive and runs back between lines 158.33 feet on the southwesterly line and 157.79 feet on the northeasterly line to a dead line in the rear on which it measures 53.38 feet.

BEING the same property conveyed to Duane E. Meyers and wife, L. Lynette Myers by Warranty Deed from Neal L. Jennings and wife, Carolyn B. Jennings, dated 5/28/1974 and recorded 6/5/1974 in Book 4822, Page 128, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2573 Cedar Springs Drive Nashville, TN, 37217

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), THEIR heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of February, 2021

Duane E Meyers

L. Lynette Meyers

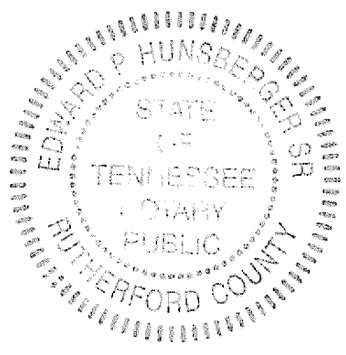
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Duane E Meyers and L. Lynette Meyers, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2021

Notary Public

My Commission Expires: 2/21/22



True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-27-21

Notary Seal

