Karen Johnson Davidson County
Batch# 584972 DEEDWARR
03/04/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210304-0028717

WARRANTY DEED
File No.: 2021-0041

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eduarda Yasmin Cruz Barcelon	New Owner	150 1 258.00
2836 Desplane Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Cassandra Jenkins, nk/a Cassandra Jenkins Cooper is joined by her spouse, Marcus Cooper** has this day bargained and sold and does hereby transfer and convey unto, **Donaciano Diaz Alvarez and Eduarda Yasmin Cruz Barcelon, husband and wife**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 737, on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed description.

Being the same property conveyed to Cassandra Jenkins by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of Washington , DC of record in Instrument No. 20010730-0080510, Register's Office for Davidson County, Tennessee, dated July 27, 2001 and recorded on July 30, 2001. Marcus Cooper, spouse of Cassandra Jenkins, n/k/a Cassandra Jenkins Cooper joins in the conveyance to convey any interest he may have including marital in the above described property.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2836 Desplane 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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..

Witness our hands this 1st day of March, 2021.

Cassandra Jenkins Cooper

Marcus Cooper

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Cassandra Jenkins Cooper and Marcus Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this March 1st, 2021.

Commission expires: 9/21/24

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY