Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36311-05-2021

Karen Johnson Davidson County
Batch# 658712 **DEEDWARR**
06/17/2021 10:25:28 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00

20210617-0081864

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me this 09 day of June, 2021.

Notary Public

My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Humberto Tzoyohua Tezoco Bernarda Acahua Jimenez 3804 Briarcliff Court Nashville, TN 37211		Map and Parcel No.: 14805007900

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 of which is hereby acknowledged, **Daniel J. McCartan and Thomas McCartan, as joint tenants with full right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Humberto Tzoyohua Tezoco and Bernarda Acahua Jimenez, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3804 Briarcliff Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 09 day of June, 2021.

Daniel J. McCartan

STATE OF _____

COUNTY OF _____

See attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel J. McCartan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of June, 2021.

_____
Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On June 9, 2021 before me, Lanetta LaRee Moodie Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Daniel J. McCartan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HMD1 **LANETTA LA'REE MOODIE**
COMMISSION #2229466
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires
JANUARY 26, 2022 HMD1

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lanetta LaRee Moodie
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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IN WITNESS WHEREOF, Grantor has executed this instrument on the 9 day of June, 2021.

Thomas McCartan

Thomas McCartan

STATE OF Ohio

COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas McCartan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June, 2021.

Notary Public

My Commission Expires:

SUSAN HAUXHURST
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2016-RE-671702
My Commission Expires 3/13/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 26, Hillbrook, Section 2, according to survey and plat of same appearing of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the Northeast side of Briarcliff Court and extends back 113.9 feet on the Northwesterly line and 143 feet on the Southeasterly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Daniel J. McCartan, unmarried man and Thomas McCartan, unmarried man, as joint tenants with full right of survivorship, by Quitclaim Deed from Daniel J. McCartan, unmarried man, of record in Instrument No. 20200313-0028167, in the Register's Office of Davidson County, Tennessee dated March 10, 2020 and recorded on March 13, 2020.

Being the same property conveyed to Daniel J. McCartan, by Warranty Deed from Evelyn M. Veach and Odie Thomas Veach, Jr. and Lisa Woods Pate, of record in Instrument No. 20091103-0101347, in the Register's Office of Davidson County, Tennessee, dated October 28, 2009 and recorded on November 3, 2009.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 14805007900.
2. All matters appearing on the Plan of record as Plat Book 3300, Page(s) 12, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482, as amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee.