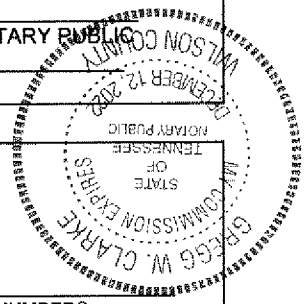
STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $119,375.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of June, 2021.

NOTARY PUBLIC

My commission expires:



THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jose M. Murillo	Same as New Owner	043-13-0A-025.00 CO
(NAME)	(NAME)	
4049 Yoest Drive		
(ADDRESS)	(ADDRESS)	
Nashville,TN 37207		

Karen Johnson Davidson County
Batch# 661110 DEEDWARR
06/21/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $441.69
20210621-0083363

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 **Russell L. Jeffers and Elizabeth A. Jeffers, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jose M. Murillo**, 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 2-1 of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A1 " for the source of Title of the said Grantor, and Exhibit "A" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to RUSSELL L. JEFFERS AND ELIZABETH A. JEFFERS, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20120104-0000837, dated January 3, 2012, said Register's Office.

This property is __unimproved _X_improved property known as: 323 Forest Park Road #2-1, Madison, TN 37115.

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 17th day of June, 2021.

Russell L. Jeffers

Elizabeth A. Jeffers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell L. Jeffers and Elizabeth A. Jeffers, 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 17th day of June, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY