NEW OWNER:

CARTER SPEERS
2331 FERNWOOD DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0976

Map & Parcel 07208017600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 664935 **DEEDWARR**
06/25/2021 09:55:49 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00

20210625-0086314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEREMIAH S. MALDONADO, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CARTER SPEERS and EVERETT LEIGHTON DURHAM,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 230 on the Plan of Dalewood, Section III, as shown on the plat of the same of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to

which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JEREMIAH S. MALDONADO by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated March 5, 2021, and of record in Instrument No. 20210310-0031103, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2331 FERNWOOD DRIVE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 20, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21 day of June, 2021.

JEREMIAH S. MALDONADO

STATE OF California

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEREMIAH S. MALDONADO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of June, 2021.

NOTARY PUBLIC

My commission expires: 4/9/2024

ANDREA SOLIS
Notary Public - California
San Bernardino County
Commission # 2326200
My Comm. Expires Apr 9, 2024

****

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of June, 2021.

See attached cert

NOTARY PUBLIC

My commission expires: 4/9/2024

CALIFORNIA JURAT

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 San Bernardino)

Subscribed and sworn to (or affirmed) before me on this 21 (Date) day of June (Month), 2021 (Year)

by Jeremiah S. Maldonado

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Andrea Solis
Signature of Notary Public

ANDREA SOLIS
Notary Public - California
San Bernardino County
Commission # 2326200
My Comm. Expires Apr 9, 2024

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty deed - Amount

Document Date: 6/21/2021

Number of Pages: 3

Signer(s) Other Than Named Above: n/a