Karen Johnson Davidson County
Batch# 672340 DEEDWARR
07/07/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.03
20210707-0091384

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-4114

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~Wilson~~ TARRANT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00

Jesse Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~1st~~ 30th day of ~~July~~ June, 2021

DON J NAVARO
Notary ID #130920672
My Commission Expires
December 2, 2024

Notary Public

Commission Expires: 12/2/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Noe Zaragoza Quiroz 2829 Airwood Drive Nashville, TN 37214	New Owners	095-12-0-184.00

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,

Jesse Cantrell, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noe Zaragoza Quiroz, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2, as shown on the map entitled Revised, Final Plat, Woodwind Subdivision, Section One, of record in Plat Book 6900, Page 763, Corrected in Book 7725, Page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jesse Cantrell by Warranty Deed from Amanda Dean Successor Trustee of The 2829 Airwood Drive Trust of record in Instrument No. 20170714-0070967 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 14, 2017.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 2829 Airwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 30th **day of** June **, 2021.**

Jesse Cantrell

Jesse Cantrell

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jesse Cantrell** 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 this 30th **day of** June **, 2021.**

DON J NAVARO
Notary ID #130920672
My Commission Expires
December 2, 2024

Notary Public
My Commission Expires: 12/2/2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2021.

Lori Patterson

Affiant

Date: 7-6-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of July, 2021.

.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY