This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 676869 DEEDWARR
07/14/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20210714-0094835

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $270,000

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of July, 2021.

Notary Public

My Commission expires 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Julio Molina & Teresa Ortega
1102 Riverwood Drive
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 05104017400 & 05104017500

WARRANTY DEED
21NT01755

Effective the 12 Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Luis Jara and wife, Trancito Jara
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Julio Molina and wife, Teresa Ortega

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Revised Resubdivision of Part of Lots 1 and 2 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 5190, page 386, said Register's Office.

Lot 1 (Also known as Tract 1) being further described as follows: Beginning at a point in the southerly margin of Madison Boulevard at the intersection of Madison Boulevard and Argle Avenue, said point being the end of a curve having a radius of 25.00 feet; thence along the southerly margin of Madison Boulevard S72 degrees 11 minutes E 108.00 feet to a point; thence S 4 degrees 45 minutes W 166.50 feet to a point; thence N 86 degrees 45 minutes W 135.00 feet to the easterly margin of Argle Avenue; thence along the easterly margin of Argle Avenue N 4 degrees 45 minutes E 165.11 (erroneously referenced as 197.10 on prior deeds) to the beginning of a curve having a radius of 25.00 feet; thence around said curve to the right 45.38 feet to the point of beginning.

Land in Davidson County, Tennessee, described as Tract II, being part of Lots 1, 2, and 3 on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office.

LOT 2 (Also known as Tract 2); being further described as follows: Beginning at a point in the southerly margin of Madison Blvd., said point being 135.00 feet east of the end of a curve having a radius of 25.00 feet; thence with said southerly margin of Madison Blvd., S 77 degrees 00 minutes E for 85.00 feet to a point; thence S 25 degrees 25 minutes W for 147.36 feet to a point; thence N 76 degrees 30 minutes W for 60.00 feet to a point; thence N 12 degrees 40 minutes E for 166.50 feet to the point of beginning.

Being the same property as conveyed to Luis Jara and wife, Trancito Jara by Warranty Deed from Luis Molina and wife, Maria Molina dated 09/29/2006 recorded 10/03/2006 as Book NA, Page NA, in Document Number 20061003-0122410, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 815 Argle Ave & 232 Madison Blvd, Madison, TN 37115-4702

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 12 day of July, 2021

Luis Jara aka Luis E. Jara by

Alejandro R Molina Attorney-in-fact

Luis Jara aka Luis E. Jara by Alejandro R. Molina, Attorney-in-Fact

State of Tennessee }
County of Davidson }

On this 12th day of July, 2021, before me personally appeared **Alejando R. Molina**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Luis Jara aka Luis E. Jara** and who acknowledged ~~that she executed~~ the same as the free act and deed of **Luis Jara aka Luis E. Jara.**

Notary Public

My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Trancito Jara, by

Alejandro R Molina Attorney-in-fact

Trancito Jara by Alejandro R. Molina, Attorney-in-Fact

State of Tennessee }
County of Davidson }

On this 12th day of July, 2021, before me personally appeared **Alejando R. Molina**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Trancito Jara** and who acknowledged that she executed the same as the free act and deed of **Trancito Jara.**

Notary Public

My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 21NT01755

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Land in Davidson County, Tennessee, described as Tract II, being part of Lots 1, 2, and 3 on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office.

LOT 2 (Also known as Tract 2); being further described as follows: Beginning at a point in the southerly margin of Madison Blvd., said point being 135.00 feet east of the end of a curve having a radius of 25.00 feet; thence with said southerly margin of Madison Blvd., S 77 degrees 00 minutes E for 85.00 feet to a point; thence S 25 degrees 25 minutes W for 147.36 feet to a point; thence N 76 degrees 30 minutes W for 60.00 feet to a point; thence N 12 degrees 40 minutes E for 166.50 feet to the point of beginning.

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This is an improved property commonly known as: 815 Argle Ave & 232 Madison Blvd, Madison, TN 37115-4702

Tennessee Certification of Electronic Document

I, Evelin Alexandru, do hereby make oath that I am a licensed attorney and/or the 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 10-03-2006 (date of document).

Affiant Signature

July 13 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024