THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 680713 **DEEDWARR**
07/21/2021 11:40:18 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210721-0097792

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. 5-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2021.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 5/9/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Said Alberto Serrano Castillo	new owner	MAP
7794 Old Charlotte Pike		PARCEL 113-00-0-002.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Matthew Thomas McKeon, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Said A. Serrano Castillo and Marli Y. Rubi, husband and wife**

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:

A certain tract or parcel of land located in the 8th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a starting point in the center of Old Charlotte Pike and the Southeast corner of J.B. Stevens land and running Northerly with J.B. Stevens line 210 feet to a point at J.B. Stevens Northeast corner; thence Eastward 210 feet to a point; thence Southerly 210 feet to the center of Old Charlotte Pike then running Westward with the center of Old Charlotte Pike 210 feet to the beginning containing one (1) acre of land.

Being the same property conveyed to Matthew Thomas McKeon, unmarried by Warranty deed from Frank McKeon and wife Kathleen McKeon of record in Instrument No. 20081031-0108880 Register's Office for Davidson County, Tennessee, dated October 24, 2008 and recorded on October 31, 2008.

Power of Attorney of record in Instrument No. 20210422-0053882, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7794 Old Charlotte Pike, Nashville, TN 37209.**

Return to:

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 do 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.

Witness MY hand( ) this the 14th day of July, 2021.

Matthew Thomas McKeon by Frank McKeon, Attorney in Fact
Matthew Thomas McKeon by Frank McKeon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank McKeon** 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 on behalf of **Matthew Thomas McKeon**, as his Attorney in Fact, as the free act and deed of the within named **Matthew Thomas McKeon**.

Witness my hand and official seal this the 14 day of July, 2021.

My Commission expires 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public