Karen Johnson Davidson County
Batch# 684747 DEEDWARR
07/27/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210727-0101036

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Francisco Javier Rangel Ferrer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/24
File No. G21-13011

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Francisco Javier Rangel Ferrer (NAME)	The Federal Savings Bank (NAME)	119-06-0-264
108 Glenrose Circle (STREET ADDRESS)	4120 West Diversey Avenue, Suite C501 (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Chicago, IL 60639 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas P. Shacklett, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Javier Rangel Ferrer, 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. 13 on the Re-Subdivision of Lots Nos. 13, 14 & 15 of Rosewood Estates, Section I, of record in Plat Book 4955, Page 29 amended in Book 5190, page 17, Register's Office for said County.

Said Lot No. 13 fronts 38.40 feet on the southwesterly side of Glenrose Circle and runs back between lines 136.62 feet on the northerly side and a total of 188.55 feet on a broken southeasterly side to a line in the rear on which it measures 116.00 feet.

Being the same property conveyed to Thomas P. Shacklett by Deed dated August 16, 1993, recorded September 9, 1993, in Book 9075, Page 680, in the Register's Office of Davidson County, Tennessee.

This is not the principal residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 108 Glenrose Circle, Nashville, TN 37210.

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. Whenever 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/our hand(s) this 23rd day of July, 2021.

Thomas P. Shacklett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Thomas P. Shacklett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 23rd day of July, 2021.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/23/2021 (date of document).

Affiant Signature

7/26/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY