Karen Johnson Davidson County
Batch# 694330 DEEDWARR
08/11/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20210811-0108156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/10/2022

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Magdaleno Salamanca	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4107 Hutson Ave	(NAME)	06106007500
(ADDRESS) Nashville TN 37216	(ADDRESS)	
(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, I, **Antonio Guardado, an unmarried man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magdaleno Salamanca and Rita Quiroz Garcia, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, 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. 203 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Antonio Guardado, unmarried, by virtue of that certain Warranty Deed dated March 14, 2006, and being of record at Instrument No. 20060323-0003358 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 547, Page 104, Easements of record at Book 4735, Page 794, Agreement of record in Book 4735, Page 794 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4107 Hutson Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of July, 2021.

Antonio Guardado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio Guardado** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2021.



Notary Public
My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A Mason, 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 7/27/21.

Holly A Mason
Affiant Signature

7/27/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of August, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

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