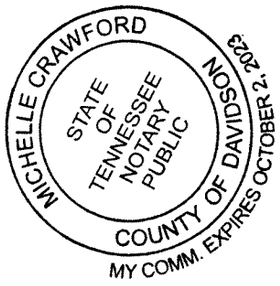
Karen Johnson Davidson County
Batch# 695728 DEEDWARR
08/12/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210812-0108700



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 10 day of August, 2021.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Domingo A Alfaro Pineda	**SWBC Mortgage Corporation**	**04309015100**
218 Cumberland Ave	**9311 San Pedro #100**	
Madison, TN 37115	**San Antonio, TX 38216**	

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 ACKNOWLEDGE, WE,

Miguel Calvo, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Domingo A Alfaro Pineda, unmarried 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. 43, Block C, on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Miguel Calvo, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated June 17, 2016, of record in Instrument No. 20160623-0063950, in the Register's Office for Davidson County, Tennessee. Miguel Calvo is married but this property was never a marital residence so his spouse does not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 218 Cumberland Ave, Madison, TN 37115.

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 in 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.

Miguel Calvo Date: 8/10/21

_____ Date: _____

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Miguel Calvo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authority

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/10/2024 (date of document).

Jennifer Russell
Affiant Signature

08/11/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY'S SEAL

