Karen Johnson Davidson County
Batch# 703819 DEEDWARR
08/24/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210824-0114400

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2021.

Notary Public

My commission expires:

(Notary Stamp)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alfredo Enrique Colmenares Marchetto	CROSSCOUNTRY MORTGAGE, LLC	**120-02-0-056.00**
1304 Vultee Blvd	6850 MILLER RD	
Nashville, TN 37217	BROOKSVILLE, OH 44141	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Glenn N. Gilchrist, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alfredo Enrique Colmenares Marchetto, a single man

(hereinafter called the "Grantee"), his 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. 240 on the Map of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County. Said Lot No. 240 fronts 60 feet on the North side of Vultee Boulevard and runs back between lines, 170 feet on the east line, 173.1 feet on the West line to a dead line on which it measures 75 feet.

Being the same property conveyed to Glenn N. Gilchrist, an unmarried man by Warranty deed from Jeffrey Thomas Martin, an unmarried man of record in Instrument No. 20200430-0045438 Register's Office for Davidson County, Tennessee.

This is improved property known as **1304 Vultee Blvd, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of August, 2021.

Glenn N. Gilchrist

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, Glenn N. Gilchrist, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 20th day of August, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000312-528

SP 11/2015

Certificate of Authenticity

I, Tonya Loftin, 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 **August 20, 2021**.

Date

Tonya Loftin
Affiant Signature

August 24, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24th day of August, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)