WARRANTY DEED

Karen Johnson Davidson County
Batch# 704827 DEEDWARR
08/26/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210826-0115192

File No. BC-21-1076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 3/30/25

(AFFIX SEAL)

MARIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan A. Barrera and Katherine Barrera Martinez	Juan a. barrera	
(NAME) 261 Delvin Drive	(NAME) 261 Delvin Dr	162-06-0-066.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(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/we, **Jeremy Kent and Bonnie St Martin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan A. Barrera, a married man and Katherine E. Barrera Martinez, an unmarried woman, joint tenants with rights of survivorship,** 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. 43 on the Plan of Fair Oaks Subdivision, Section One of record in Plat Book 4175, Page (s) 42 and 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Kent and Bonnie St. Martin, husband and wife by Warranty deed from James Laborg of record in Instrument No. 20170802-0078340 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

This is property known as 261 Delvin Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of August, 2021.

Jeremy Kent

Bonnie St Martin by Jeremy Kent,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2021, before me personally appeared Jeremy Kent, 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 24th day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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, Jeremy Kent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Bonnie St. Martin, and that this instrument was executed on behalf of the said Bonnie St. Martin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ____202108260115191__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 24th day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 01-08-2024

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 August 24th 2021.

Affiant Signature

8/24/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

(Notary Seal)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21