Karen Johnson Davidson County
Batch# 711862 DEEDWARR
09/08/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210908-0120328

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 108120B04800

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Fatima Castellanos Garcia and Abraham Garcia and J Luis Garcia
3449 Harborwood Drive
Nashville, Tn 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DWENETTE L. GUYDON, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FATIMA CASTELLANOS GARCIA, A SINGLE WOMAN, AND ABRAHAM GARCIA, A SINGLE MAN, AND J. LUIS GARCIA, A MARRIED MAN,** Joint Tenants with Rights of Survivorship "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 134, on the Plan of Phase I-A, Section Two, Harborview, as shown by plat appearing of record in Book 6900, pages 756-758, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Dwenette L. Guydon, by Warranty Deed from L. Frank Gibson and Kathy A. Gibson, dated May 1, 2013, appearing of record in Instrument No. 20130509-0046984, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3449 Harborwood Circle, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2nd day of September, 2021.

Dwenette L Guydon

Dwenette L. Guydon

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dwenette L. Guydon, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2nd day of September 2021.

Stacie A Thomas

NOTARY PUBLIC

My Commission Expires: 1-19-25

STACIE A. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 01-19-25 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Hubbard

AFFIANT

Sworn to and subscribed before me this 2 day of September, 2021.

Emily Betts

NOTARY PUBLIC

My Commission Expires:

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

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Certificate of Authenticity

I, Russell J. McCann, 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 9/2/2021.

Date

Affiant Signature

9/3/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3RD day of September, 2021.

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024