Karen Johnson Davidson County
Batch# 749186 DEEDWARR
11/04/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20211104-0147530

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $515,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~29th~~ day of ~~October~~ November, 2021.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alfredo Hernandez Atonal and Heblin J. Martinez Morales	Cardinal Financial Company	173-10-0C-081.00-CO
(NAME)	(NAME)	
8057 Brockman Lane	3701 Arco Corporate Dr., Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2591	Charlotte, NC 28273	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Shannon Louise McGrady-Thomas and Jeffrey Scott Thomas, wife and husband, as joint tenants,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alfredo Hernandez Atonal and Heblin J. Martinez Morales, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 81, Delvin Downs, Phase Three, as shown on survey and plat appearing of record in Instrument No. 20180821-0082850, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shannon Louise McGrady-Thomas and Jeffrey Scott Thomas, wife and husband, as joint tenants by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20190719-0071037 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 19, 2019.

This property is __unimproved _X_improved property known as: 8057 Brockman Lane, Nashville, TN 37211-2591.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of October, 2021.

Shannon Louise McGrady-Thomas

Jeffrey Scott Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Louise McGrady-Thomas and Jeffrey Scott Thomas, the herein bargainor, 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 and official seal, this the 29th day of October, 2021.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 10/29/2021 (date of document).

Jennifer Russell
Affiant Signature

11/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1ST day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL:

