WARRANTY DEED

Karen Johnson Davidson County
Batch# 753054 DEEDWARR
11/10/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211110-0150396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE S. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Pablo A. Calo Jeronimo	SEND TAX BILLS TO: PABLO A. CALO JERONIMO	MAP-PARCEL NUMBERS
(NAME) 4105 DALEMERE COURT	(NAME) 4105 DALEMERE COURT	04103001400
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS) NASHVILLE, TN 37207	
(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, **Kenneth E. McFarlin, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo A. Calo Jeronimo, unmarried ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT #130 DALEMERE SUBDIVISION, SECTION #6, AS RECORDED 8/11/65 BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, (NASHVILLE), TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Kenneth E. McFarlin, unmarried, by virtue of that certain Quit Claim Deed dated July 24, 1992, and being of record at Book 8696, Page 749 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Kenneth E. McFarlin and wife, Deborah McFarlin by virtue of Warranty Deed dated July 15, 1987 at Book 7300, Page 567 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3700, Page 22, Deed Restrictions recorded at Book 3922, Page 683 and Book 3931, Page 652, Easements of record at Book 4024, Page 67, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4105 Dalemere Ct. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of November, 2021.

Kenneth E. McFarlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth E. McFarlin** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 2021.

Notary Public
My Commission Expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 November 5th, 2021.

Affiant Signature

11/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22