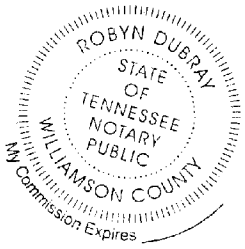
Karen Johnson Davidson County
Batch# 754039 DEEDWARR
11/12/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20211112-0151022

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $544,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2021.

Notary Public

My commission expires: 1-19-2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| The Raul Antonio Briones and Terri Lynn Briones Revocable Trust, dated March 13, 2007, as restated October 5, 2016 | New Owner | 092-13-0-048.00 |
| 25 Reata | | |
| Rancho Santa Margarita, CA 92688 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NAKIA M. MCFARLAND, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAUL ANTONIO BRIONES AND TERRI LYNN BRIONES, CO-TRUSTEES, OR THEIR SUCCESSOR IN TRUST, UNDER THE RAUL ANTONIO BRIONES AND TERRI LYNN BRIONES REVOCABLE TRUST, DATED MARCH 13, 2007, AS RESTATED OCTOBER 5, 2016, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, TN, being Lot No. 8 of Block 8 on the Map of Plummer Place and part of Blocks 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, page 39, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 8 fronts 50 feet on the northerly margin of Park Avenue and runs back between parallel lines measuring 150 feet to an alley.

Being the same property conveyed to Nakia M. McFarland, an unmarried person by Warranty deed from Matthew B. Knight and wife, Helen Story Knight of record in Instrument No. 20050131-0011166 Register's Office for Davidson County, Tennessee, dated January 07, 2005 and recorded on January 31, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3716 Park Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of November, 2021.

Nakia M. McFarland

**Nakia M. McFarland**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nakia M. McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of November, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8, 2021

Affiant Signature

November 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of November, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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