Karen Johnson Davidson County
Batch# 779076 DEEDWARR
12/23/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211223-0169561

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $500,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 664 Sango Road Clarksville, TN 37043 File No. C20216179	Affiant Sworn to and subscribed before me this 16th day of December, 2021. Notary Public My Commission Expires: 02/01/2025
After Recording Return To The Above.	

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2021, among:

KELSEY NICOLE EVERSOLL, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSE LUIS JIMENEZ MENDIETA AND ANGELICA PEREZ RODRIGUEZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of McMurray Woods, Section II, as of record in Plat Book 3300, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kelsey Nicole Eversoll, unmarried by deed from Robert I. Eversoll, unmarried, dated January 16, 2020, of record in Instrument No. 20200205-0013332, Register's Office for Davidson County, Tennessee.

This is property known as 5124 Hilson Road, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters

affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kelsey Nicole Eversoll

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kelsey Nicole Eversoll, the within named bargainor(s), 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 16th day of December, 2021.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Jose Jimenez Mendieta and Angelica Perez Rodriguez
Address: 5124 Hilson Road
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jose Jimenez Mendieta and Angelica Perez Rodriguez
Address: 5124 Hilson Road
City, State, Zip: Nashville, TN 37211

Tax ID: 161-7-17

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 12/16/2021 (date of document).

Jennifer Russell
Affiant Signature

12/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

