Karen Johnson Davidson County
Batch# 818017 DEEDWARR
03/09/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220309-0026823

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 23 day of February, 2021.

Notary Public

My commission expires: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALFREDO CALO	New Owner	107-14-0-021.00
1318 Kenton Place		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BILLY SHREWSBURY AND SPOUSE, FERNANDO ANTONIO DORREGO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALFREDO CALO, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 80 and the westerly 15 feet of Lot No. 81, as shown on the map entitled Miro Meadows, of record as Plat Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl dated October 16, 1986 as follows: Said lot and part of lot adjoin and front together 65 feet on the northerly side of Kent Place now known as Kenton Place and Kirby Drive; thence fronts 180 feet on Kirby Drive; thence 80 feet; thence 200 feet on return to Kent Place, now known as Kenton Place.

Being the same property conveyed to BILLY SHREWSBURY, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, of record as Instrument No. 20040809-0095612, dated July 1, 2004, said Register's Office.

FERNANDO ANTONIO DORREGO, SPOUSE OF BILLY SHREWBURY JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL MARITAL RIGHTS TO THE PROPERTY BEING HEREIN CONVEYED.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1318 Kenton Place, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 23 day of February, 2022.

BILLY SHREWSBURY

State of Florida)

County of Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **BILLY SHREWSBURY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of February, 2022.

NOTARY PUBLIC
My Commission Expires: May 16, 2023

YENIS DANY FERNANDEZ
MY COMMISSION #GG 335734
EXPIRES: May 16, 2023
Bonded Thru Notary Public Underwriters

FERNANDO ANTONIO DORREGO

State of Florida

County of Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **FERNANDO ANTONIO DORREGO,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of February, 2022.

Lileaus Adelle Hill
NOTARY PUBLIC
My Commission Expires: 4/9/2022

Lileaus Adelle Hill
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG203436
Expires 4/9/2022

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-23, 2022.

Affiant
Date: February 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of February 2022.

Notary Public

My Commission Expires: 5/5/25

