Karen Johnson Davidson County
Batch# 829430 DEEDWARR
03/28/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220328-0035301

WARRANTY DEED

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 THE 18TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022020038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ivis J Garcia Delgado and Lizbeth Garcia Delgado	NEW OWNERS C/O CMG MORTGAGE, INC. dba CMG FINANCIAL	
(NAME)	(NAME)	
285 Paragon Mills Road	3160 Crow Canyon Road. Suite 400	134-13-0-004.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID FRANKLIN WALKER AND WIFE, HOLLY NICOLE JACKSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IVIS J GARCIA DELGADO, UNMARRIED AND LIZBETH GARCIA DELGADO, UNMARRIED, TENANTS IN COMMONS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot(s) 62, as shown on the map entitled Kenilworth Estates, Section Two, of record as Plat Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOLLY NICOLE JACKSON, UNMARRIED, by deed from JAMES J. REESE JR., MARRIED, of record as Instrument No. 20120423-0034497, dated January 18, 2013, said Register's Office.

SAID HOLLY NICOLE JACKSON HAVING SINCE MARRIED DAVID FRANKLIN WALKER

unimproved ☐
This is improved ☒ property, known as 285 Paragon Mills Road, Nashville, TN 37211
(House No.) (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.

Executed by my hand this the 18th of March, 2022.

David Franklin Walker

Holly Nicole Jackson

STATE OF Tennessee

County OF Davidson

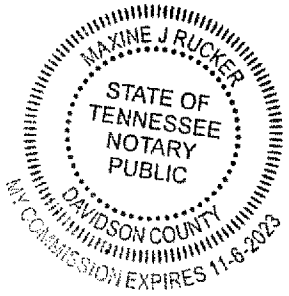
I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that David Franklin Walker and Holly Nicole Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of March, 2022.

Notary Public

My Commission Expires: November 6, 2023

(SEAL)



Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 03/18/2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 03-18-2022
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 03-18-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023