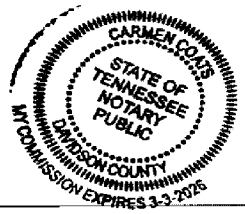
Karen Johnson Davidson County
Batch# 845898 DEEDWARR
04/26/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220426-0048064

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT211000351

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jacob Palmer**<br>**124 Shannon Ave.**<br>**Madison, TN 37115** | CHURCHILL MORTGAGE CORP<br>1749 MALLORY LN, STE100<br>BRENTWOOD, TN 37027 | **043-01-0-251.00** |

FOR AND IN 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, WE,

**Miguel A. Guerrero, a single man**

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

**Jacob Palmer, a single 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, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Miguel A. Guerrero by Quitclaim Deed from Pablo Guerrero and wife, Maria Arcanjela Aguado de Guerrero, dated 11/28/2020 and recorded 1/27/2021 in Instrument Number 20210127-0011956; and the same property previously conveyed to Pablo Guerrero, married, by Warranty Deed from Terry McDonald and wife, Rachel McDonald, dated 8/24/2001 and recorded 8/28/2001 in Instrument Number 20010828-0093298, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **124 Shannon Ave., Madison, TN 37115**
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 our hands this 14th day of April, 2022.

Miguel A. Guerrero by Maria Angeles Guerrero A. his Attorney-in-Fact.
**Miguel A. Guerrero by Maria Angeles Guerrero A, his attorney-in-fact**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 14TH day of April, 2022, before me personally appeared Maria Angeles Guerrero A to me known to be the person who executed the foregoing instrument in behalf of Miguel A. Guerrero as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Miguel A. Guerrero.

Witness my hand and official seal at Smyrna, Tennessee, this 14th day of April, 2022.

Commission Expires: 4.15.25

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025