Karen Johnson Davidson County
Batch# 847093 DEEDWARR
04/28/2022 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220428-0049084

WARRANTY DEED

KELLY SLAGLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

File No. AT-22-2133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$85,000.00~~ $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Luis Torres Acahua and Ana Carolina Vijil	SWBC Mtg. Corp.	
(NAME)	(NAME)	
2578 Cedar Springs Drive	9311 San Pedro #100	149-04-0-158.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kathryn Marie Martin aka Kathryn B. Martin**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Luis Torres Acahua and Ana Carolina Vijil, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 480 on the Plan of Section Seven Edge-O-Lake Estates, as of record in Book 3700, Page 79, Register's Office for said Count.

Said Lot fronts 86.20 feet on the Northerly side of Cedar Springs Drive and runs back 178.61 feet on the Westerly line and 186.42 feet on the Easterly line, which is a broken line, to a dead line measuring 39.2 feet.

Being the same property conveyed to Ronald G. Martin and wife, Kathryne B. Martin by Warranty deed from Ronald G. Martin and wife, Kathryne B. Martin of record in Book 4258, page 917, Register's Office for Davidson County, Tennessee, dated August 09, 1968 and recorded on August 12, 1968.

Being also known as 2578 Cedar Springs Drive Nashville, Tennessee 37217.

Ronald Gene Martin died July 07, 2021, leaving Kathryne B. Martin as the surviving tenant by the entierty.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 19th day of April, 2022.

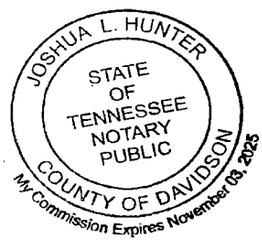
Kathryn Marie Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared Kathryn Marie Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-19-2022 (date of document).

Affiant Signature

4-21-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202204280049084