Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-31

SolmonParks File No. 22-001046-527

Karen Johnson Davidson County
Batch# 851431 DEEDWARR
05/05/2022 02:37:04 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20220505-0052163

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2022.

Notary Public

My commission expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jesus Medina and Teresa Medina	Same as owner	**172-01-0A-026.00**
420 Eatherly Dr		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marilyn Evans Whitley and spouse, Steve R. Schaffer

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jesus Medina and Teresa Medina, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the plat entitled A Revision of Lots 25 & 26 Copperfield, Revised, of record in Plat Book 6050, Page 371, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Marilyn Evans Whitley and spouse, Steve R. Schaffer by Warranty deed from James H. Daniel and wife, Rebecca Jane Daniel of record in Instrument No. 20000718-0071026 Register's Office for Davidson County, Tennessee, dated July 12, 2000 and recorded on July 18, 2000.

This is improved property known as **31 Nickelby Down, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of April, 2022.

Marilyn Evans Whitley
Marilyn Evans Whitley

Steve R. Schaffer
Steve R. Schaffer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marilyn Evans Whitley and Steve R. Schaffer, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of April, 2022.

Danielle Marie Crane
Notary Public
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 22-001046-527