Karen Johnson Davidson County
Batch# 854111 DEEDWARR
05/12/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20220512-0054600

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

STALIN Israel Palma GARCIA
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2022.

Notary Public

My commission expires: 9/14/25

(Notary Stamp)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stalin Israel Palma Garcia	New owner	**043-07-0-050.00**
314 Myatt Dr.		
Madison, TN 37115		

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, we,

David R. Opoo and Maria Clara Hoopo, husband and wife

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

Stalin Israel Palma Garcia and Sandra Rosalia Gembe Alvarado, husband and wife

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

Land in Davidson County, Tennessee, being Lot No. 41, of an unrecorded Plan Book No. 13, of a recorded Plan Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said Lot begins at a point on the Westerly margin of Myatt Drive at the corner of Lot Nos. 40 and 41 being 285.3 feet more or less, North of the Northerly margin of Roosevelt Avenue; thence with line between Lot Nos. 40 and 41 Westerly 136 feet to the common corner of Lot Nos. 40, 41, 61 and 60; thence with the line between Lot Nos. 41 and 60 Northerly 65 feet to the common corner of Lot Nos. 60, 59, 42 and 41; thence with the line between Lot Nos. 41 and 42 Easterly 136 feet to the Westerly margin of Myatt Drive; thence with the said drive Southerly 65 feet to the beginning.

Being the same property conveyed to David R. Opoo, married by Warranty deed from William S. Davis, unmarried of record in Instrument No. 20040826-0103617 Register's Office for Davidson County, Tennessee, dated August 20, 2004 and recorded on August 26, 2004.

This is **improved** property known as **314 Myatt Dr., Madison, TN 37115.**

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.

GRANTORS COVENANT with the said Grantee that they are 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 Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, thier 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 Grantors have hereunto executed this instrument on this the 3rd day of May, 2022.

David R. Opoo

David R. Opoo

Maria Clara Hoopo

Maria Clara Hoopo

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David R. Opoo and Maria Clara Hoopo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 3rd day of May, 2022.

Valerie Williams

Notary Public
My Commission Expires: 9-1-2024

VALERIE WILLIAMS
Notary Public, Georgia
Clayton County
My Commission Expires
September 1, 2024

Lenders Title Company File No. 22-001005-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nickell, 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 05-03-2022 (date of document).

Affiant Signature

05-03-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

