Box 14

Karen Johnson Davidson County
Batch# 868411 DEEDWARR
06/07/2022 11:57:06 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20
20220607-0065147

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2462

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2022

Notary Public

Commission Expires: 8/6/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Veronica Monique Bristol 314 Harrington Avenue Madison, TN 37115	American Pacific Mtg 555 Menlo Drive, Suite A Rocklin, CA 95765	052-01-0-091.00

WARRANTY DEED

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, I/WE,

Jorge Santana, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Veronica Monique Bristol, a single woman

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. 29, Block "A" on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lora C. Shelton by Warranty deed from Hal F. Willis, unmarried of record in Instrument No. 20120810-0071558 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 10, 2012. (Value of consideration shown in aforementioned deed $61,000.00.)

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company by General Warranty deed from Lora C. Shelton, unmarried of record in Instrument No. 20211124-0156625 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 24, 2021.

Being the same property conveyed to Jorge Santana by Warranty deed from Music City Financial, LLC, A Texas Limited Liability Company of record in Instrument No. 20211124-0156626 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 24, 2021.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 314 Harrington Avenue, 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 so 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.

Dated this the 3rd day of June, 2022.

Jorge Santana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2022, before me personally appeared Jorge Santana, 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 3rd day of June, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON