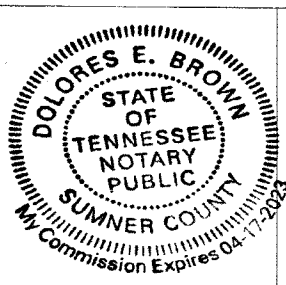
Karen Johnson Davidson County
Batch# 869347 DEEDWARR
06/10/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220610-0066099



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public

My commission expires: 4/17/2023

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wilguens Augustin **Willy Augustin**	**Bank of America N.A**	**052-01-0-277.00**
762 Madison Blvd	**4500 Amon Carter Blvd**	
Madison, TN 37115	**Fort Worth, TX 76155**	

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, **Cesar Melchor, unmarried, and Jose M. Garcia, married, as tenants in common with rights of survivorship**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilguens Augustin, married, and Willy Augustin, married, as joint tenants with rights of survivorship** 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:

Property known as: 762 Madison Blvd, Madison, TN 37115, County of Davidson

Being Lots No. 35, 36, and the Southerly one-half of Lot No. 34, Block "B" of the map of the Resubdivision of Power & Rothe's Subdivision of a part of Madison Park Subdivision, of record in Book 843, Page 75, 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 Cesar Melchor, unmarried, and Jose M. Garcia, married, as tenants in common with rights of survivorship, by Warranty Deed from Roberto Galvan, single, dated 01/31/2019 and recorded 02/01/2019 in Instrument No. 20190201-0009718, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 052-01-0-277.00

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.

This is improved property known as: 762 Madison Blvd, 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 in 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

LTE File No.: 22-1325TN

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(s) this 31st day of May, 2022.

Cesar Melchor

Jose M. Garcia by Cesar Melchor, attorney in fact

Jose M. Garcia by Cesar Melchor, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared **Cesar Melchor**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of May, 2022.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared **Cesar Melchor**, to me known to be the persons described in and who executed the foregoing instrument on behalf of **Jose M. Garcia**, as his attorney in fact, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of May, 2022.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Tennessee Certification of Electronic Document

I, Emily Elrod, 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 05/31/2022 (date of document).

Affiant Signature

06/03/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-28-2026

NOTARY'S SEAL

