Karen Johnson Davidson County
Batch# 870733 DEEDWARR
06/13/2022 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220613-0067230

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2022.

Notary Public
My Commission Expires: 11-3-25

SHERIL A. CARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2022-248

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anuar Herrera Martinez	New Owner	
1206 Thompson Place	1206 Thompson Pl	107 13 0 087.00
Nashville, TN, 37217	Nashville, TN 37217	

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, we

Kyle Davenport, an unmarried man and Stephanie Davenport, an unmarried woman as joint tenants with rights of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Anuar Herrera Martinez,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 284, Miro Meadows, Second Addition, as shown on plat of record in Plat Book 1424, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kyle Davenport, an unmarried man and Stephanie Davenport, an unmarried woman as joint tenants with rights of survivorship, by Warranty Deed from Jose A. Villalobos and Leticia Andino, a married couple, recorded January 23, 2018, as Instrument No. 20180123-0006696 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1206 Thompson Place, Nashville, TN 37217.**

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 hand this 1st day of June, 2022.

Stephanie Davenport

STATE OF COLORADO
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Denver, Colorado, this 1st day of June, 2022.

KIMBERLY D GROUT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124053469
MY COMMISSION EXPIRES AUG 10, 2024

Notary Public
My Commission Expires: 8/10/24

Witness my hand this 1st day of June, 2022.

Kyle Davenport

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 Kyle Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at La Vergne, Tennessee, this 1st day of June, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



Certificate of Authenticity

I, Holly A Mason, 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 6/2/22.

Affiant Signature

6/3/22
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25