Karen Johnson Davidson County
Batch# 888323 DEEDWARR
07/13/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220713-0080726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 4-19-26
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. BC-22-2733

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Martinez Amador and Reina Marisol Rivas Martinez	Same	
(NAME)	(NAME)	
320 Tampa Drive		133-16-0-087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jerry W. Smith and Darlene C. Smith, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose A. Martinez Amador and Reina Marisol Rivas Martinez, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 32 on the Plan of Kenilworth Estates, Section III, as of record in Plat Book 2900, Pages 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Jerry W. Smith and wife, Darlene C. Smith by Warranty deed from Troy L. Slay and wife, Marie A. Slay of record in Instrument No. 20001205-0119246 Register's Office for Davidson County, Tennessee, dated December 04, 2000 and recorded on December 05, 2000.

This is property more commonly known as 320 Tampa Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 07 day of July, 2022.

Jerry W. Smith

Jerry W. Smith

Darlene C. Smith

Darlene C. Smith

STATE OF TENNESSEE
COUNTY OF Putnam

On this 7th day of July, 2022, before me personally appeared Jerry W. Smith and Darlene C. Smith, 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 7th day of July, 2022.

Jennifer G. Maxwell

Notary Signature
My commission expires:
07-08-2025



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/7/2022 (date of document).

Jennifer Russell
Affiant Signature

7-13-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

