Name and Address of New Owner:
Mark McGlothlin
5821 Deer Estates Drive
Nashville, TN 37221

Send Tax Bills To:
Steadfast Mortgage
4004 Hillsboro Pike, 216B
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 911962 DEEDWARR
09/02/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20220902-0099202

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 173-05-0A-268.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Abraham Valenzuela and Hilda P. Valenzuela, husband and wife, and Dalia C. Valenzuela, unmarried, daughter of Abraham and Hilda Valenzuela**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark McGlothlin, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 268 on the Plan of Barnes Crossing, as shown on Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, of record 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 Abraham Valenzuela and Hilda P. Valenzuela, husband and wife, and Dalia C. Valenzuela, daughter of Abraham and Hilda Valenzuela, by Warranty Deed from Opendoor Property C LLC, a Delaware limited liability company, of record in Instrument No. 20190805-0077117 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on August 05, 2019. (Value of consideration shown in aforementioned deed $184,000.00.)

This is property also known as 1921 Shaylin Loop, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2022.

Abraham Valenzuela by Hilda P Valenzuela his Attorney in Fact (SEAL)
Abraham Valenzuela by Hilda P. Valenzuela, his Attorney-In-Fact

Hilda P Valenzuela (SEAL)
Hilda P. Valenzuela

Dalia Valenzuela (SEAL)
Dalia C. Valenzuela

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hilda P. Valenzuela**, and **Dalia C. Valenzuela**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2022.

Notary Public
My commission expires: 1/14/25

PURNELL BLACKMON Commission Expires 01-14-2025 NOTARY PUBLIC ID 104400 DeSoto County STATE OF MISSISSIPPI

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, **Hilda P. Valenzuela,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Abraham Valenzuela,** and acknowledged that she executed the same as the free act and deed of the said **Abraham Valenzuela.**

Witness my hand and official seal this 31st day of August, 2022.

Notary Public
My commission expires: 1/14/25

PURNELL BLACKMON Commission Expires 01-14-2025 NOTARY PUBLIC ID 104400 DeSoto County STATE OF MISSISSIPPI

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ MISSISSIPPI)
)
COUNTY OF ~~DAVIDSON~~ DESOTO)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $266,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Abraham Valenzuela by Hilda P Valenzuela his Attorney in Fact.
Hilda P Valenzuela
Dalia Valenzuela
(Affiant)

Sworn to and subscribed before me this
31st day of August, 2022.

Notary Public
My commission expires: 1/14/25

PURNELL BLACKMON Commission Expires 01-14-2025 NOTARY PUBLIC ID 104400 DeSoto County STATE OF MISSISSIPPI

File No. GNT-22-2371

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-31-22.

Affiant Signature

8-31-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

