Karen Johnson Davidson County
Batch# 913956 DEEDWARR
09/08/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20220908-0100698

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $217,000.00.

Julie Edgin
Affiant

Subscribed and sworn before me this the 19th day of August, 2022.

Lisa K R Wagner
Notary Public
My commission expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Ponce Vargas 1200 Bubbling Well Road Madison, TN 37115	Same as Owner	043-16-0 140.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHIRLEY KAY MAYBERRY F/K/A SHIRLEY KAY ELMORE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID PONCE VARGAS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 in the Kingsway Green Subdivision as shown on a plat of record in Book 3842, Page 227, as amended in Book 10733, page 301, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shirley Kay Elmore, by deed dated 03/09/1992, from Marvin Horace Elmore, of record in Book 8570, page 200, Register's Office for said County.

Also being the same property conveyed to Marvin H. Elmore and wife, Shirley K. Elmore, as tenants by the entirety, by deed dated 03/08/1982, from Marvin H. Elmore of record in Book 5859, page 681, Register's Office for said County.

Also being of the same property conveyed to Marvin H. Elmore by deed dated 02/19/1980, from Richard H. Greene and wife, Juanita G. Greene of record in Book 5570, page 13, Register's Office for said County

Shirley K. Elmore now known as Shirley Kay Mayberry by marriage. Husband since died on April 2, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1200 Bubbling Well Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SKM

Witness my hand this the 19th day of August, 2022.

Shirley Kay Mayberry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley Kay Mayberry f/k/a Shirley Kay Elmore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202209080100698

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 8/22/22 (date of document).

Emilee Gibson
Affiant Signature

8/30/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of August, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202209080100698