Karen Johnson
Batch# 918321 DEEDWARR
09/19/2022 11:26:26 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220919-0104060

(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

DEVIN OAKLEY NOTARY PUBLIC TENNESSEE My Comm Exp. 03/21/26 COUNTY OF WILLIAMSON

File No. AT-22-2579

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Taylor Hubbard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 3-21-26
(AFFIX SEAL)

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
Pedro Alvarez Jimenez	NEW OWNER	
(NAME)	(NAME)	
545 East Maple Street		092-06-0-185.00
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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, **Benjamin S. Travis and Olivia A. Travis, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Alvarez Jimenez, an unmarried man**, 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 the Southerly part of Lot No. 1 on the Map of Adams Young's Plan of Lots of record in Plat Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made in May 1946 by John M. Sullivan, County Surveyor, as follows:

Said part of said lot fronts 73 feet, more or less, on the North side of Batavia, formerly Zollicoffer Street, and runs back between parallel lines, along the West margin of 28th Avenue North, 72 feet, more or less, to a dead line, said Dead line being the South margin of part of Lot No. 1

Being the same property conveyed to Benjamin S. Travis and Olivia A. Travis, husband and wife by Warranty deed from Parmesh Sharma, unmarried of record in Instrument No. 20170322-0027752 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 22, 2017.

This is property more commonly known as 901 28th Avenue North, Nashville, TN 37208.

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 15th day of September, 2022.

Benjamin S. Travis by Ryan Lux, attorney in fact

Benjamin S. Travis by Ryan Lux, Attorney-In-Fact

Olivia A. Travis by Ryan Lux, attorney in fact

Olivia A. Travis by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Benjamin S. Travis, and that this instrument was executed on behalf of the said Benjamin S. Travis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of September, 2022.

NOTARY PUBLIC

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Olivia A. Travis, and that this instrument was executed on behalf of the said Olivia A. Travis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of September, 2022.

NOTARY PUBLIC

My Commission Expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026