Karen Johnson Davidson County
Batch# 932849 DEEDWARR
10/24/2022 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20221024-0115019

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$315,000.00

Affiant

Subscribed and sworn to before me this 18th day of October, 2022

Notary Public
My Commission expires: 3/12/2024
(Affix Seal)

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Levi Harris, III	**Same as Address of New Owner**	052-04-0C-005-00CO
1821 Pallas Dr.,,		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Javier Estrada and Claudia Veronica Salazar, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Levi Harris, III, an unmarried man, and Jeanetta Murray, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 052-04-0C-005-00CO

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Ravenwood of record in Plat at Instrument No. 20001211-0121554, 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 Javier Estrada and Claudia Veronica Salazar by Special Warranty deed from JP Morgan Chase Bank, N.A. as Trustee, by its duly authorized attorney in fact, EMC Mortgage Corp of record in Instrument No. 20060814-0099558 Register's Office for Davidson County, Tennessee, dated July 10,

2006, and recorded on August 14, 2006. (Value of consideration shown in aforementioned deed $115,400.00.) This is improved (_X_) unimproved (__) property known as 1821 Pallas Dr., Madison, Tennessee 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 GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 18th day of October 2022.

Javier Estrada

Javier Estrada, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Javier Estrada, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 18th day of October 2022.

Notary Public

My commission expires 12-17-24

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Claudia Veronica Salazar, *Grantor*

STATE OF _____)
COUNTRY OF _____)

Before me, a Notary Public in and for said County and State, Claudia Veronica Salazar, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this _____ day of October 2022.

See attached Individual acknowledgment Certificate

_____
Notary Public

My commission expires _____

U. S. Department of State

INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE

VENUE

Mexico
(Country)

Tamaulipas
(State, Province, etc.)

Nuevo Laredo
(City)

U.S. Consulate General
(Name of consular post)

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

Claudia Veronica Salazar Cardona
(Typed Name of Individual)

(Signature of Consular Officer)

J.C. Campos
(Typed Name of Consular Officer)

Vice Consul
(Title of Consular Officer)

10-14-2022
Date *(mm-dd-yyyy)*

(SEAL)

DS-1986
05-2006

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/18/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/18/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** October, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM