This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-19645-SL

Karen Johnson Davidson County
Batch# 948598 DEEDWARR
12/06/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20221206-0127291

STATE OF TENNESSEE
COUNTY OF Davidson

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Affiant 2nd EP

Subscribed and sworn to before me, this the ~~5th~~ day of December, 2022.

Notary Public
My Commission Expires: 5.9.2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Alexander Jerkins and Dayana Jerkins 3314 Ezell Road Nashville, TN 37211	5951 Pinewood Road Franklin, TN 37064-9312	148 03 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mario S. Delgado, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Alexander Jerkins and Dayana Jerkins, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot #2 on the Plat showing subdivision of the Northwesterly Part of the L.C. Hartly property, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, August 5, 1950, as follows:

Beginning on the Easterly Margin of Ezell Road, 452 feet South of the Southeast corner of Antioch Pike and Ezell Road, being the corner of Lots # 2 & 3; thence with the line between said two Lots Eastwardly 150 feet thence South 3 deg. 30' West 100 feet to the corner of Lots No. 1 and 2; thence with the line between said two Lots, Westwardly 150 feet to the Easterly Margin of Ezell Road; thence with same, Northwardly 100 feet to the beginning.

Being the same property conveyed to Mario S. Delgado by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record as Instrument No. 20130108-0002344 in the Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on January 8, 2013.

This is ☒ improved or ☐ unimproved property located at: **3314 Ezell Road, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~5th~~ 2nd day of December, 2022.

GRANTOR:

Mario S. Delgado

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mario S. Delgado, the within named bargainor, 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 at office this ~~5th~~ 2nd day of December, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

I, Emily Prophet, 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 12-2-22 (date of document).

Affiant Signature

12.2.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of December, 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

