Karen Johnson Davidson County
Batch# 972688 DEEDWARR
02/21/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230221-0012143

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Cathy Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
5/31/2026
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-05413

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Miguel Angel Maravilla 611 Glenn Circle Nashville ~~Madison~~, TN 37115	NEW OWNER Miguel Angel Maravilla 611 Glenn Circle, Nashville, TN 37115	034-07-0A-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Oxford, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Miguel Angel Maravilla, a married man**, hereinafter called the Grantees, their successors 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 Unit No. 15 on the Plan of Harbor Village, Phase One, Planned Unit Development of record in Plat Book 6900, Page 37, and amended in Plat Book 8250, Page 490, 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 Kyle Oxford, an unmarried man, by Warranty Deed from Hilary R. Murtagh of record in Instrument No. 20191206-0126046, Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 06, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 611 Glenn Circle, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 16th day of February, 2023

Kyle Oxford

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle Oxford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 16th day of February, 2023.

CHRISTIN JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 5/31/2024

Certificate of Authenticity

I, Sheila McElwain, 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 16 February 2023.

Date

Sheila McElwain

Affiant Signature

16 February 2023

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21 day of February, 2023.

Notary's Signature

My Commission Expires: 11/18/2024

Date

Notary's Seal (if on paper)

GERRI ELLEN ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY