Karen Johnson Davidson County
Batch# 979620 DEEDWARR
03/13/2023 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20230313-0017678



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Keyla D Murcia P.nto
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF March, 2023.

NOTARY PUBLIC
My Commission expires: 1-6-25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23020020

Address of New Owner
Keyla Murcia Pinto and
Kevin Daniel Quintero Garcia
4022 Cedar Circle
Nashville, TN 37218

Send Tax Bills To:
Same
4022 Cedar Circle
Nashville, TN 37218

Tax Information:
058-16-0-018.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daryle Dowell, Jr., Executor of the Estate of Donzaleigh Dowell-McCord, and Shara Patterson, Sharae Swindell, and Shanice Jenkins**, hereinafter called the **Grantors**, have/has bargained and sold, and by these presents do transfer and convey unto **Keyla Murcia Pinto and Kevin Daniel Quintero Garcia, as tenants in common with right of survivorship**, hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "CC" as shown on the Plan of Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75 feet on the easterly side of Cedar Circle and runs back 296.2 feet on each side to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Donzaleigh McCord aka Donzaleigh Dowell-McCord, unmarried, by Warranty Deed from Lamont Jordan, married, dated 06/09/2006 and recorded on 06/27/2006 in Instrument No. 20060627-0076673, Register's Office for Davidson County, Tennessee. Donzaleigh McCord having since died testate on or about 09/14/2022. Under the terms of the Last Will and Testament of Donzaleigh McCord, aka Donzaleigh Dowell-McCord, property vested under the control of Daryle Dowell, Jr., Executor. In furtherance of title, Shara Patterson, Sharae Swindell, and Shanice Jenkins, as legatees under the Last Will and Testament of Donzaleigh Dowell-McCord of proceeds from this transaction, join in this conveyance.

This is property generally located:
4022 Cedar Circle, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Daryle Dowell, Jr., Executor of the Estate of Donzaleigh Dowell-McCord, and Shara Patterson and Sharae Swindell,** have caused this instrument to be executed, this the 2 day of March, 2023.

Exec

Daryle Dowell, Jr., Executor of the Estate of Donzaleigh Dowell-McCord

Shara Patterson

Sharae Swindell

STATE OF _____
COUNTY OF Hardeman

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Daryle Dowell, Jr., Executor of the Estate of Donzaleigh Dowell-McCord, and Shara Patterson and Sharae Swindell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2 day of March, 2023.

My Commission expires: 7/25/24

NOTARY PUBLIC

LEWIS BRONNER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY

IN WITNESS WHEREOF, **Shanice Jenkins,** has caused this instrument to be executed, this the 14th day of March, 2023.

X _____
Shanice Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Shanice Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14th day of March, 2023.

My Commission expires: 9/19/26 → _____
NOTARY PUBLIC

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Holly A. Mason, 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 March 8, 2023.

Affiant Signature

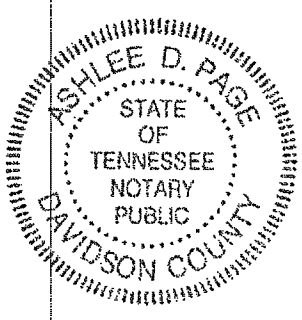
3/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of March, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026