Karen Johnson Davidson County
Batch# 998250 DEEDWARR
05/01/2023 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230501-0032055

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-20589-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2023.

Notary Public
My Commission Expires: 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raquel Baltazar Delgado 2439 Broadview Drive Nashville, TN 37217	Same	149 03 0 008.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jessica E. Wenzler Kunkel FKA Jessica Wenzler, a married woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Raquel Baltazar Delgado, unmarried**, hereinafter called the Grantees, 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 Lot No. 420, on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Pages 15 and 16, Register's Office for said County.

Being the same property conveyed to Jessica Wenzler by Warranty Deed from Brent Leonard Baxter, married of record as Instrument No. 20120314-0021870 in the Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on March 14, 2012. The said Jessica Wenzler is now known as Jessica E. Wenzler Kunkel.

Michael A. Kunkel joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **2439 Broadview Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 13th day of March, 2023.

GRANTOR:

Jessica E. Wenzler Kunkel FKA Jessica Wenzler

Michael A. Kunkel

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica E. Wenzler Kunkel and Michael A. Kunkel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/26/2023 (date of document).

Regina Sullo
Affiant Signature

5/1/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

