

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $344,725.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of May, 2023.

NOTARY PUBLIC

My commission expires: 03/09/2027

THIS INSTRUMENT PREPARED BY XXXXXXXXXX
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mariana Carolina Gobbo Vivas (NAME)	Mariana Vivas (NAME)	065-09-0-085.00
4864 Whittier Drive (ADDRESS)	525 General Kershaw Dr (ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	

Warranty Deed

For and in Consideration of the sum of $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 **Edward Allen McDonald, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mariana Carolina Gobbo Vivas, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 119, as shown on the map entitled Section Three, Sherwood Forest, of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDWARD ALLEN MCDONALD, by deed from L.C. TANLEY, JR. AND RICK C. TANLEY, of record in Book 7579, page 418, dated June 20, 1988, said Register's Office.

This property is __unimproved _X_improved property known as: 4864 Whittier Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 1000568 DEEDWARR
05/08/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,275.48
20230508-0034157

Witness our hands this 5th day of May, 2023.

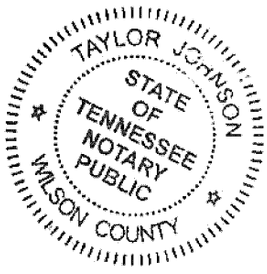
Edward Allen McDonald

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Allen McDonald, the herein bargainor, 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.

Witness my hand and official seal, this the 5th day of May, 2023.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 5, 2023**.

Date

D Hardwick

Affiant Signature

May 8, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026