Karen Johnson Davidson County
Batch# 1041902 DEEDWARR
08/23/2023 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $299.70
20230823-0065963

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $321,000

Affiant Signature

Subscribed and sworn to before me on this the 23rd Day of Aug 2023.

Notary Public

My Commission expires 10 / 12 / 2024

AMANDA S. YOUNG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Santiago Osorio Jeronimo & Sandra Ajualip Álvarez
2706 Lincoya Drive,
Nashville, TN 37214
SEND TAX BILLS TO:
Santiago Osorio Jeronimo & Sandra Ajualip Álvarez
2706 Lincoya Drive,
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 04307000400

WARRANTY DEED
23NT00877

Effective the 21 Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Roger L. Newland

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Santiago Osorio Jeronimo & Sandra Ajualip Álvarez, husband and wife

Hereinafter called the GRANTEES, 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. 144 of Anderson Estates, Section I, in resubdivision of Block 13, of the Anderson Lands, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and described according to an unregistered copy of a survey thereof made by Harvey Gee, Surveyor, as follows:

BEGINNING at a point in the east margin of Scalf Drive at the corner of Lots 143 and 144, said point being 219.2 feet south from a concrete monument set in the east margin of Scalf Drive near the turn in Thornton Avenue; thence easterly with the line between Lots 137 and 144, southerly 50 feet to a point, a corner of 145; thence with the line between Lots Nos. 144 and 145, westerly 170.6 feet to the east margin of the same, northerly 50 feet to the point of beginning.

Being the same property as conveyed to Roger L. Newland by Warranty Deed from Anglia Mai Carter Ellis dated 01/15/1992 recorded 01/16/1992 in Book 8529, Page 825, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 322 Scalf Dr, Madison, TN 37115-2912

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of August, 2023

Roger L. Newland

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Roger L. Newland,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 1/4/27

202308230065963

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/21/2023 (date of document).

Affiant Signature

8/23/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of August, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025