Karen Johnson Davidson County
Batch# 1043123 DEEDWARR
08/28/2023 09 38 31 AM 2 pgs
Fees $13 00 Taxes $976 80
20230828-0066930

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christian Garcia 262 Becklea Dr Madison, TN 37115	United Wholesale Mortgage, LLC 585 South Boulevard E Pontiac, MI 48341	043-06-0-262.00

THIS INDENTURE, made this 25th day of August 2023 between

Fernando Garcia and wife, Fabiola Magana

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Christian Garcia, unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 220 on the Plan of Madison Park, Section 6, of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Fernando Garcia and wife, Fabiola Magana by Warranty Deed dated 8/29/2014 from Pamala R. Myers, unmarried of record in Instrument No. 20140908-0082081, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 262 Becklea Dr, Madison, TN 37115

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case August demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written

Fernando Garcia

Fabiola Magana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fernando Garcia and Fabiola Magana, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of August 2023.

Notary Public
My Commission Exp: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $264,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of August 2023.

Notary Public
My Commission Exp: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD