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

Karen Johnson Davidson County
Batch# 1050601 DEEDWARR
09/15/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20230915-0072531

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $140,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12th Day of September, 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:
ABRAHAM GARCIA GARCIA
3901 KEELEY DR
NASHVILLE TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 14810007200

WARRANTY DEED

23NT00847

Effective the 12th Day of September, 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,

SOLOMON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

ABRAHAM GARCIA GARCIA AND MAGDALENA MONTOYA COBARRUBIAS, HUSBAND & WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee described as follows:

All that tract or parcel of land lying and being Lot No. 4 on the map of Blanchard Heights, of record in Book 2663, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Solomon Development, LLC from Jennifer Wood Bozman, an unmarried woman, by Warranty Deed dated 03/09/2016 and recorded 03/15/2016 in Instrument No. 20160315-0024482, Register's Office of said County.

This is an improved property commonly known as: 3901 Keeley Dr, Nashville, TN 37211-5503.

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 12TH day of SEPTEMBER, 2023.

and authorized signer

Chief Manager, Solomon Development, LLC

Solomon Development, LLC, by Gregory G. Turner, Chief Manager & Authorized Signer

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gregory G. Turner**, the within named bargainer(s) 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, this the 12TH day of SEPTEMBER, 2023.

Notary Public

My commission expires: 1/21/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/21/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/12/23 (date of document).

Affiant Signature

9/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

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