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# 1063991 DEEDWARR
10/23/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231023-0082896

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $285,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of Oct. 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Alejandro Jantes Alamilla and Primitivo Jantes Mendez
1355 Timber Valley Dr
Nashville, TN 37214

SEND TAX BILLS TO:
Alejandro Jantes Alamilla and Primitivo Jantes Mendez
1355 Timber Valley Dr
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID #: 10816020700

WARRANTY DEED
23NT00905

Effective the 16 Day of October 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,

Matthew Jones, a married man, as his sole and separate property

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

ALEJANDRO JANTES ALAMILLA, AN UNMARRIED MAN, AND PRIMITIVO JANTES MENDEZ, A MARRIED MAN, AS JOINT TENANTS

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, Being Lot No. 76B, Zone Lot Division Lots 27, 76, 82, 83 & 84 of Percy Priest Woods, Sect 2, Percy Priest Woods Subdivision of record in Book 5200, Page 756, amending in Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Jones, a married man, as his sole and separate property from Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed dated 06/02/2023 and recorded 06/06/2023 in Instrument No. 20230606-0042755, Register's Office of said County.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company from Evelyn Bradshaw, unmarried by Warranty Deed of record at Instrument No 20230605-0042422 in the Register's Office of Davidson County, Tennessee, dated June 2, 2023 and recorded June 5, 2023.

Being the same property conveyed to Evelyn Bradshaw from Billie Powell Crook, by Warranty Deed dated 01/12/1995 and recorded 01/18/1995 in Book 9573, page 357, Register's Office of said County.

This is an improved property commonly known as: 1355 Timber Valley Dr, Nashville, TN 37214-4236

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 16 day of October, 2023

Matthew Jones

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Matthew Jones,** 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

My Commission expires: 9 / 24 / 26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 10/16/23 (date of document).

Affiant Signature

10/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of October, 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

202310230082896