Name and Address of New Owner:
Matthew Alan Dempsey
1210 Stockell Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1073335 DEEDWARR
11/20/2023 08:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20231120-0090042

Send Tax Bills To:
~~New Owner~~ PennyMac Loan Services
P.O. Box 30597
Los Angeles, CA 90030

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 071-15-0-353.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rafael Barragan, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Alan Dempsey. an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rafael Barragan, a married man, by Quitclaim Deed from Rafael Barragan, Jr., dated December 23, 2021, of record in Instrument No. 20220207-0013789, Register's Office for Davidson County, Tennessee.

Sarah Neville, wife of Rafael Barragan, joins in the execution of this instrument for the purpose of relinquishing all of her right, title and interest, marital or otherwise, in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1210 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of November, 2023.

_____(SEAL)
Rafael Barragan

_____(SEAL)
Sarah Neville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2023, before me personally appeared Rafael Barragan and Sarah Neville, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2023.

GREGORY HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-3-2025

_____
Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2023.

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

_____
Notary Signature
My commission expires: 4-13-25

True Copy Certification

I, Yvette Meldrum, 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 November 16, 2023.

_____
Signature
November 16, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 16, 2023

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

_____
Notary's Signature

My Commission Expires: 4-13-25