Karen Johnson Davidson County
Batch# 1110135 DEEDWARR
03/12/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240312-0017107

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 11914016500

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Agustin A. Guevara Escalante
2908 Wingate Avenue
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THE ESTATE OF GAYLON R. MAYS,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AGUSTIN A. GUEVARA ESCALANTE, AN UNMARRIED MAN,**"Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 26, on the Plan of Tuggle Heights, as shown by plat appearing of record in Book 1130, page 90, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gaylon Robert Mays and wife, Wilma F. Mays, by Warranty Deed from Loy Martin and Ruth Ella Belcher Martin, dated February 6, 1964, appearing of record in Book 3677, page 421, of the Register's Office of Davidson County, Tennessee. BEING further conveyed to Gaylon Robert Mays, by Quitclaim Deed from Wilma F. Mays, dated November 6, 2015, appearing in Instrument No. 20151106-0113265, in said Register's Office. The said Gaylon R. Mays having since died testate on 09/21/2022 and as per his Last Will and Testament on file with the Davidson County, Tennessee Probate Clerk devised said property to his Estate.

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, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2908 Wingate Ave, Nashville, TN, 37211.

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

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2024 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7th day of March, 2024.

The Estate of Gaylon Mays

BY: Brian Mays

Brian Mays, Executor

TRACEY LYNN CHISHOLM NOTARY PUBLIC My Comm. Exp. May 24, 2031 STATE OF SOUTH CAROLINA

STATE OF TENNESSEE) (tc South Carolina)

COUNTY OF RUTHERFORD) (tc Spartanburg)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, The Estate of Gaylon Mays by Brian Mays, Executor, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7th day of March, 2024.

Tracey Lynn Chisholm

NOTARY PUBLIC

My Commission Expires: 5-24-2031

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mays

AFFIANT

Sworn to and subscribed before me this 11 day of March, 2024.

KAYLA DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 4-19-25

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Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 3-8-24 (date of document).

Affiant Signature

3-18-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of March, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

