Karen Johnson Davidson County
Batch# 1110431 DEEDWARR
03/12/2024 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240312-0017245

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38048-02-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2024. Notary Public My Commission Expires: 4-19-26

SHELLEY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sebastian Reyes Delgado 63 Jay Street Nashville, TN 37210	New Owner	Map and Parcel No.: 11906021600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan M. Ervin and wife, Jennifer B. Ervin** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sebastian Reyes Delgado and Guadalupe Delgado, husband and wife, as joint tenants with full rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 63 Jay Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of March, 2024.

Ryan M. Ervin

Jennifer B. Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Ervin and Jennifer B. Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2024.

Notary Public

My Commission Expires:

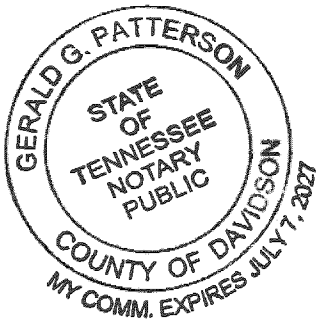


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Sterling Heights, Section Three, as of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan M. Ervin and wife, Jennifer B. Ervin by deed dated November 2, 2010 from Claude R. Collier and wife, Patricia B. Collier, of record in Instrument Number 20101104-0088467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, page 113, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Missy Zaleski *(custodian's name)*, 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 3-12-24 *(date of document)*.

Missy Zaleski
Custodian's Signature

3-12-24
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 12th day of March, 2024.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26