Karen Johnson Davidson County
Batch# 1115201 DEEDWARR
03/26/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20240326-0020962

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $265,000.00

Sarah Hazlewood
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 20th DAY OF March, 2024.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Juan Hurtado Angel	SEND TAX BILLS TO: Juan Hurtado Angel	MAP0PARCEL NO.(S) 072-14-0-398
(NAME) 1707 Jeans Court Nashville, TN 37216	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Theresa Short, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Juan Hurtado Angel, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Jean's Estates of record in Plat Book 3500, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 61 feet on the northerly margin of Jean's Court as measured on a variable curve and runs back between lines 100.8 feet on the easterly line and 114.5 feet on the westerly line to a dead line on which it measures 35.3 feet.

Being the same property conveyed to Cleveland Short, Jr., and wife, Helen M. Short by Warranty Deed from William L. Battle and wife, Gloria Louise Battle of record in Book 4428, page 244, Register's Office for Davidson County, Tennessee, dated June 26, 1970 and recorded on June 30, 1970.

Being the same property conveyed to Andre Floyd and wife, Theresa Short Floyd by Quit Claim Deed from Theresa Short Floyd, Valerie Gentry, Cleveland Short, III, Melvin D.

Short and Kelvin A. Short, each with 1/5 interest in Subject property of record in Instrument No. 20060308-0026870 Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on March 08, 2006 and Affidavit of Heirship record in Instrument No. 20060308-0026869, 200603080026868 and 20060308-0026867.

Being the same property conveyed to Theresa Short by Quit Claim Deed from Andre Floyd, (being one and the same as Andre Lamont Floyd). of record in Instrument No. 20130408-0034329 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 08, 2013 and The Express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action granted in the Circuit for Davidson County, Tennessee between Theresa Benita Short Floyd, (being one and the same as Theresa Short) and Andre Lamont Floyd.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved
This is improved ☒ property, known as 1707 Jeans Court, Nashville, TN 37216

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 19th day of March, 2024

Ms. Theresa B. Short
Theresa Short

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 19th day of March, 2024, before me personally appeared Theresa Short, 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 19th day of March, 2024

Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 20, 2024** (date of document).

Affiant Signature

March 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25