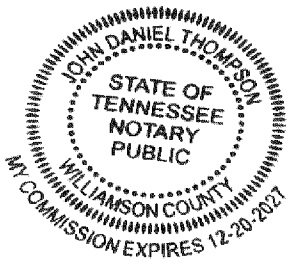
Karen Johnson Davidson County
Batch# 1122854 DEEDWARR
04/15/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,226.92
20240415-0026735

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3045-KP



STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $331,600.00.

Affiant
Subscribed and sworn to before me, this the 12th day of April, 2024.

Notary Public
My Commission Expires: 12/20/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hugo Vargas Elias 900 Mallow Drive Nashville, TN 37115	New Owner	043 15 0 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tomas Jiron and Teresa Jiron, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hugo Vargas Elias and Ma Adriana Rivera, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 87, as shown on the map entitled SECTION 2, ARROWHEAD ESTATES, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Tomas Jiron and Teresa Jiron, husband and wife, by Warranty Deed from Mark T. Swindell, an unmarried man, of record in Instrument No. 20230926-0075531, in the Register's Office of Davidson County, Tennessee, dated September 20, 2023 and recorded on September 26, 2023.

Being the same property conveyed to Mark T. Swindell and wife, Marion R. Swindell, by Warranty Deed from Jack Driver & Sons, Inc., of record in Book 5389, Page 951, in the Register's Office of Davidson County, Tennessee, dated January 24, 1979 and recorded on January 26, 1979. The said Marion R. Swindell died on May 30, 2023, leaving Mark T. Swindell as surviving tenant by the entirety.

This is improved property located at: **900 Mallow Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2024.

GRANTORS:

Tomas Jiron

Tomas Jiron

Teresa Jiron

Teresa Jiron

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tomas Jiron and Teresa Jiron, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/12/2024 (date of document).

Karla I Kard
Affiant Signature

04/12/2024
Date

State of Tennessee

County of Williamson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

