Karen Johnson Davidson County
Batch# 1123730 DEEDWARR
04/16/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,660.93
20240416-0027228

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

JM-BMR-24-420

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alysa Megan Walke	NEW OWNER	
(NAME) **420 Larkin Springs Rd**	(NAME) 420 LARKIN SPRINGS ROAD	**052-03-0-202.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELO LEMUS MENJIVAR, MARRIED AND STACY SMITH, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSA MEGAN WALKE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No. 20211012-0136756, 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 a portion of the same property conveyed to Marcelo Lemus and Stacy Smith by Quitclaim Deed from Michael E. Barnes of record in Instrument No. 20220915-0103001 Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 15, 2022.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20211012-0136756, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication Easement for Sanitary Sewers, Strom drainage, water mains and Appurtenances of record in Book 6421, Page 942 and Book 6320, Page 745, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 5017, Page 386, in the Register's Office for Davidson County, Tennessee.
- Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11675, Page 222, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/Egress of record in Book 5043, Page 323, Book 5043, page 321, Book 5043, Page 319 and Book 5043, Page 317, Book 5758, page 253 and Book 5043, page 325, in the Register's Office for Davidson County, Tennessee.
- Report of Sale of record in Instrument Number 20170725-0075111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Larkin Springs Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th DAY OF APRIL, 2024.

Marcelo Lemus Menjivar

Stacy Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO LEMUS MENJIVAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 11, 2024**.

Date

Affiant Signature

April 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)