RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

Name and Address of New Owner:
Frederick Sheppard O'Neal
Mary Ashton Ihrig
6920 Highland Park Drive
Nashville, TN 37205

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 143 03 0B 035.00

Karen Johnson
Batch # 1129464
05/01/2024 09:57:05 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20240501-0031685

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

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, **Francisco Guerrero Jimenez and Karla Carolina Aular Castillo, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Frederick Sheppard O'Neal, an unmarried man, Mary Ashton Ihrig, an unmarried woman,**"the Grantees," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6920, in a Horizontal Property Regime which is located on the Plan of Harpath Glen Condominium, Phase III of record in Plat Book 4675, Page 64, 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 the same property conveyed to Francisco Guerrero Jimenez and Karla Carola Carolina Aular Castillo by Warranty Deed from Marianne Blickenstaff, single of record as Instrument No. 20210609-0077739 in the Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 9, 2021.

Being Parcel No. 143 03 0B 035.00.
Being also known as 6920 Highland Park Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 30th day of April, 2024.

_____ (SEAL)
Karla Carolina Aular Castillo

_____ (SEAL)
Francisco Guerrero Jimenez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2024, before me personally appeared Karla Carolina Aular Castillo and Francisco Guerrero Jimenez, 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 30th day of April, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026