Karen Johnson Davidson County
Batch# 1140768 DEEDWARR
05/29/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,447.55
20240529-0039894

Warranty Deed

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $661,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public

My commission expires: 3/9/2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nga Ngoc Than	Churchill Mortgage	128-15-0C-036.00-CO
8032 Still Spring Ridge Drive	1749 Mallory Lane Suite 100	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANUEL GAITAN GARCIA AND LUZ ELENA GARCIA AGUILAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NGA NGOC THAN, UNMARRIED WOMAN**, 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 No. 36 on the Plan of Final Plat Phase 1, Section 5, Still Springs Ridge of record in Plat at Instrument No. 20210406-0045164. 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 Dalamar Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company, of record in Instrument No. 20210629-0088103, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 29, 2021.

Being the same property conveyed to Manuel Gaitan Garcia and Luz Elena Garcia Aguilar, husband and wife by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231114-0088722 Register's Office for Davidson County, Tennessee, dated November 13, 2023 and recorded on November 14, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8032 Still Spring Ridge Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2024.

Manuel Gaitan Garcia

Luz Elena Garcia Aguilar

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Manuel Gaitan Garcia and Luz Elena Garcia Aguilar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2024.

Notary Public

My Commission Expires: 17sep26

DWAYNE A MARTIN
Notary Public - State of Florida
Commission # HH 274450
My Comm. Expires Sep 17, 2026
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 May 29, 2024.

Affiant

Date: May 29, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 29th day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY