Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2079

Karen Johnson Davidson County
Batch# 1160840 DEEDWARR
07/23/2024 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240723-0055173

STATE OF TENNESSEE
COUNTY OF Davidson

TIARRA GRAYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of July, 2024

Notary Public

Commission Expires: 10/16/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shelley Madison and Christopher Adam Parker 227 Walton Lane Madison, TN 37115	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	051-15-0C-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nestor Irizarry Ortiz and Ana M. Irizarry, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelley Madison and Christopher Adam Parker, both unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 5 on the Plan of Cluster Lot Development Revised Final Plat for Section 1, Walton Oaks Subdivision of record in Plat at Instrument No. 20011206-0134230, 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 Nestor Irizarry-Ortiz, unmarried by Warranty Deed from Derrick T. Gray, married of record in Instrument No. 20111202-0093891 Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on December 02, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 227 Walton Lane, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 16th day of July, 2024.

Nestor M. Irizarry Ortiz

Ana M. Irizarry

ADM

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Brevard

On this 16th day of July, 2024, before me personally appeared Nestor Irizarry Ortiz and Ana M Irizarry, 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 16th day of July, 2024.

Notary Signature Angela D. Miller
My commission expires: May 23, 2025

ANGELA DANETTE MILLER
Notary Public - State of Florida
Commission # HH 87720
My Comm. Expires May 23, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/16/24.

Affiant Signature – Joshua A. Terry

7/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27