Karen Johnson Davidson County
Batch# 1176401 DEEDWARR
09/03/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240903-0067703

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$350,000.00**

Subscribed and sworn to before me this 29th day of August, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Marline Del Valle & Kelvin Del Valle **1900 Tinnin Road** **Goodlettsville, TN 37072**	Same as New Owner	**007-14-0B-020.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Mauriece Don Templeton and Ruby P. Templeton, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Marline Del Valle, a married woman and Kelvin Del Valle, a single man as tenants in common**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 20 of Building F on the Plan of Magnolia Station - Phase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et. seq., as amended, and as established by a Master Deed recorded as Instrument No. 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as instrument No. 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, and as further amended in Instrument No. 20050708-0079103, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Don Templeton and wife, Ruby P. Templeton by Warranty Deed from Magnolia Properties LLC, a Tennessee limited liability company of record in Instrument No. 20060908-0111092 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 08, 2006.

The said M. Don Templeton is one and the same person as Mauriece Don Templeton.

This is improved property known as: 1900 Tinnin Road, Goodlettsville, TN 37072.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 29th day of August, 2024.

Mauriece Don Templeton

Mauriece Don Templeton

Ruby P. Templeton

Ruby P. Templeton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Mauriece Don Templeton and Ruby P. Templeton,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of August, 2024.

My Commission Expires: 1/31/26

D Park

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **8/29/24** [DATE].

AFFIANT SIGNATURE

8/29/24

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **29** day of **August**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

