Karen Johnson Davidson County
Batch# 1186087 DEEDWARR
09/25/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20240925-0074202

WARRANTY DEED

File No. LH-24-7496

Andrew Suzore
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 $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: May 8, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresita De jesus Angulo Garcia	New Owner	
(NAME)	(NAME)	
900 Allen Road		096-14-0-134.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jaime Garcia Rodriguez and wife, Lourdes Garcia**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresita De jesus Angulo Garcia**, HEREINAFTER CALLED THE GRANTEE, 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. 27 on the Plan of Happy Acres Subdivision of record in Plat Book 2331, page 63, Register's Office for said County.

Said Lot No. 27, which is a corner lot, fronts 124.25 feet on the broken northerly margin of Allen Road and fronts 187.2 feet on the westerly margin of Colfax Road, said frontages being joined by a curve having a length of 39.04 feet, and extends back 178.2 feet on the westerly line and 164.8 feet on the broken northerly line.

Being the same property conveyed to Jaime Garcia Rodriguez and wife, Lourdes Garcia, as tenants in common by Warranty Deed from Randy D. Wilkins and Tracy D. Wilkins of record in Instrument No. 20050322-0031264 Register's Office for Davidson County, Tennessee, dated March 17, 2005 and recorded on March 22, 2005.

This is property more commonly known as:
900 Allen Road, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 17th day of September, 2024.

Jaime Garcia Rodriguez
JAIME GARCIA RODRIGUEZ

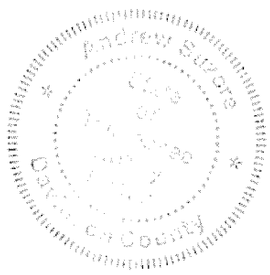
Lourdes Garcia
LOURDES GARCIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2024, before me personally appeared **Jaime Garcia Rodriguez and Lourdes Garcia,** 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 17th day of September, 2024.

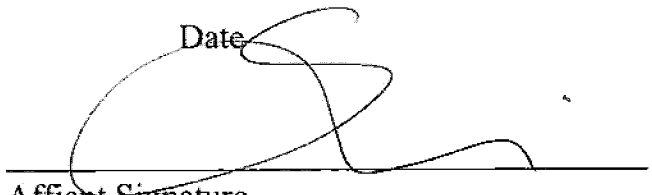
Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Leslie Hayes, 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 9/17/2024.

Date



Affiant Signature

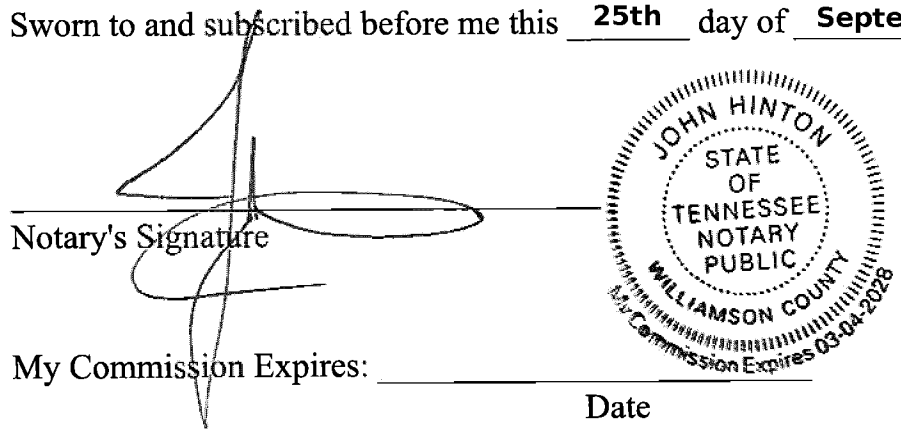
9/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of September, 2024.



Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)