THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1190586 DEEDWARR
10/04/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20241004-0077402

KATRINA KAREN HOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 02-03-2025

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $463,000.00

Marcia Escobar
Affiant

Subscribed and sworn to before me, this 4 day of October, 2024.

Notary Public
My Commission Expires: 3-3-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Danny Xavier Quishpe Cartagena 3104 Carrington Court, Nashville, TN 37218	New Owner	Tax Parcel ID No. 058-10-0B-017-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAISY DEONI TURNER, A SINGLE PERSON, AND MICHAEL C. CRAIG, A SINGLE PERSON** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANNY XAVIER QUISHPE CARTAGENA, A SINGLE MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Carrington Place, Phase One, of record in Instrument #20070320-0033562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Warren Payne and Meghan Godbey Payne by deed from Celebration Home, LLC, of record in Instrument #20080530-0055082, said Register's Office.

Being the same property conveyed to Daisy Deoni Turner, unmarried and Michael C. Craig, unmarried, tenants in common with right of survivorship by Deed dated July 25, 2014 from Michael Warren Payne and wife Meghan Godbey Payne, recorded July 29, 2014, in Instrument Number 201407290067399, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3104 Carrington Court, Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27 day of SEPT, 2024.

DAISY DEONI TURNER

MICHAEL C. CRAIG

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAISY DEONI TURNER AND MICHAEL C. CRAIG,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of SEPT, 2024.

Notary Public
My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Boxton 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 9-27-2024 (date of document).

Summer Boxton
Affiant Signature

10-4-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of October, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24