WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1275789 DEEDWARR
05/20/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20250520-0039755

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Guevara	VICTOR M. GUEVARA	
(NAME) 614 Hollandale Rd.	(NAME)	05909001000
(ADDRESS) LaVergne, TN 37086	(ADDRESS)	
(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, **Melba Lynne Jackson, Trustee of the Melba Lynne Jackson Revocable Trust,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor M. Guevara ,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 19 on the Plan of Fairmeade Acres, as of record in Book 3700, Page 52, Register's Office of said County.

SAID lot fronts 259.7 feet on the east side of Fairmeade Court, as measured witha slight curve and extends back 149.5 feet on the south line and 149.1 feet on then orthline to a dead line and measures 340 feet.

Being a portion of the same property conveyed to Melba Lynne Jackson, Trustee of the Melba Lynne Jackson Revocable Trust, by virtue of that certain Quit Claim Deed dated May 16, 2022, and being of record at Instrument No. 20220523-0059240 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Melba L. Jackson by virtue of that certain Quit Claim Deed dated November 18, 2015, and being of record at Instrument No. 20151119-0117609 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Truly S. Jackson, unmarried by virtue of Quit Claim Deed dated May 16, 2007 at Instrument No. 20070517-0058892 in the said Register's Office.

Being the same property previously conveyed to Master Lending, LLC by virtue of Quit Claim Deed dated July 22, 1999 at Book 11585, Page 785 in the said Register's Office.

Being the same property previously conveyed to Mrs. Truly S. Jackson, a widow by virtue of Warranty Deed dated July 7, 1970 at Book 4430, Page 103 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4810 Fairmeade Ct. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19th day of May, 2025.

The Melba Lynne Jackson Revocable Trust

Melba Lynne Jackson, TRUSTEE

By: Melba Lynne Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melba Lynne Jackson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the **Melba Lynne Jackson Revocable Trust**, and is authorized by **the Melba Lynne Jackson Revocable Trust** to execute this instrument on behalf of the **Melba Lynne Jackson Revocable Trust**.

WITNESS my hand and official seal at office this 19th day of May, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 May 16, 2025.

Affiant Signature

5/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025