Karen Johnson Davidson County
Batch# 1355783 DEEDWARR
12/09/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20251209-0097857

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of Nov, 2025

Notary Public

My Commission expires 10/25/27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Salvador Cardenas Jacinto
4012 Chase Point Place
Joelton, TN 37080

SEND TAX BILLS TO:
Salvador Cardenas Jacinto
4012 Chase Point Place
Joelton, TN 37080

MAP AND PARCEL NUMBER: 14905004400

WARRANTY DEED
25NT01592

Effective the 21st Day of Nov, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Glen W. Clark and wife, Beverly D. Clark

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Salvador Cardenas Jacinto, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 58, Section 3 on the Plan of Barclay Square of record in Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Glen W. Clark and wife, Beverly D. Clark from Lemuel T. Catlin, by Warranty Deed dated 08/17/2001 and recorded 08/23/2001 in Instrument No. 20010823-0090978, Register's Office of said County.

This is an improved property commonly known as: 4845 Barclay Square Drive, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21st day of Nov, 2025

Glen W. Clark

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Glen W. Clark**, the within named bargainer, 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.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Beverly D. Clark

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Beverly D. Clark**, the within named bargainer, 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.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/21/25 (date of document).

Affiant Signature

12/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of DEC, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26