# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369566 DEEDWARR
01/14/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20260114-0003310

File #25-TC-0320-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Kate E.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JANUARY, 2026.

Notary Public
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Martha Alejandra Delgado** | **Cadence Bank** | |
| (NAME) | (NAME) | |
| **320 Cherry St** | **2778 West Jackson Street, Building C, 2nd Floor** | **043 13 0 275.00** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Tupelo, MS 38801** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**KATE E. DWYER, AN UNMARRIED WOMAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**MARTHA ALEJANDRA DELGADO, AN UNMARRIED PERSON,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24, Block "C" on the Plan of CRITTENDEN ESTATES SUBDIVISION, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 50 feet on the South side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Kate E. Dwyer, an unmarried woman, by Warranty Deed from William R. Stejskal and Ramona Stejskal, as the sole heirs at law of Tari E. Santana, unmarried, of record in Instrument No. 20180622-0060340, in the Register's Office of Davidson County, Tennessee, dated June 21, 2018 and recorded on June 22, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRITTENDEN ESTATES SUBDIVISION, as recorded in Plat Book 974, Page(s) 69.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **320 Cherry St, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 13th day of January, 2026.

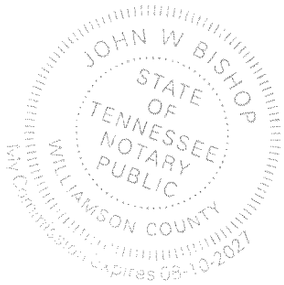
Kate E. Dwyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2026, before me personally appeared Kate E. Dwyer, 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 13th day of January, 2026.

Notary Signature
My commission expires:



**True Copy Certification**

I, **Denise Woods,** 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 this the 13 day of January, 2026.

Denise Woods
Affiant Signature
Date 1-13-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

