File No. 260300530

WARRANTY DEED

(2)

Davidson County DEEDWARR
Recvd: 03/24/06 11:19 2 pgs
Fees:13.00 Taxes:536.50
20060324-0033837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Ernesto Quinteros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

WILLIAM D. CASS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cass Morgan Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernesto Quinteros	Ernesto Quinteros	052-07-0-002.00
(NAME) 641 Kinsey Boulevard	(NAME) New owner	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gilberto Matos, and Wife, Maria Torres Matos,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ernesto Quinteros, unmarried Ronald E. Villanueva, unmarried Karen T. Villanueva, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), 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 Parts of Lots No. 4 and 5 of Block "B", on the Map of Home acres, not of record, and described as follows:

Beginning at a point on the northeasterly margin of Neely's Bend Road 70.75 feet southeasterly from a concrete monument at the beginning of a curve at the intersection of said Road and Kinsey Road, now called Kinsey Blvd.; thence North 18 degrees 28' East 255.45 feet to a point in the southerly line of Lot 7, which point is 22.5 feet southeasterly from the corner of Lots 4 and 5, thence north 66 degrees 35' west 146 feet to a concrete monument on the easterly margin of Kinsey Road, now called Kinsey Blvd.; thence with margin of said road, south 5 degrees 26' west 253.22 feet to the beginning of a curve, thence with said curve, southerly 25.27 feet to the northeasterly margin of Neely's Bend Road; thence with the margin of the same, southeasterly 70.75 feet to the beginning.

BEING the same property conveyed to Gilberto Matos, and wife, Maria Torres Matos, by deed dated March 21, 2002, from Danny W. Hargrove, Sr., and wife, Deborah L. Hargrove, of record in Instrument No. 20020404-0041334, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 641 Kinsey Boulevard, Madison, TN 37115
(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 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 our hands this 21st day of March, 2006.

Gilberto Matos Gilberto Matos

By: Yossay Matos Leon A.I.F.
Yossay Matos Leon, Attorney-in-Fact

Maria Torres Matos
Maria Torres Matos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **YOSSAY MATOS LEON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20060324-0033836, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of **Gilberto Matos** and is authorized by **GILBERTO MATOS**, to execute this instrument as the free act and deed of the **Gilberto Matos** on this 21st day of March, 2006.

My Commission Expires:. 07/21/07

, Notary Public.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE of TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **MARIA TORRES MATOS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that **she** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2006.

Commission expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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RETURN TO:
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