WARRANTY DEED

Karen Johnson Davidson County
Batch# 188940 DEEDWARR
01/28/2019 11:33:57 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190128-0008108

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 2-22-20

(AFFIX SEAL)

KIMBERLY BERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isabel Loza Rodriguez	Mario Juarez	04309002900
(NAME)	(NAME)	
218 Duling Avenue	218 Duling Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, I Charles Robert Ogle, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Isabel Loza Rodriguez, married hereinafter called the GRANTEE(S), her 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. 1 on the Plan of the Subdivision of Lot 29 and the northerly half of Lot 28, Woodlawn Estates, of record in Book 5190, Page 436, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nemo Hatcher and wife, Emily M. Hatcher by Warranty Deed from Margaret Massey, dated December 23, 1997 and recorded December 29, 1997 of record in Book 10734, Page 57, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert N. Ogle and wife, Elaine O. Ogle by Quitclaim Deed from Nemo Hatcher and wife, Emily M. Hatcher, dated June 19, 1998 and recorded June 28, 1998 of record in Book 10997, Page 227, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert N. Ogle by Quitclaim Deed from Elaine O. Ogle, dated April 6, 2016 and recorded April 6, 2016 of record in Instrument No. 20160406-0033094, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles Robert Ogle by Quitclaim Deed from Robert N. Ogle, dated May 16, 2018 and recorded on May 16, 2018 in Instrument No. 20180516-0046774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5190, Page 436, in the 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 ☐

File No.: 341568
Warranty Deed TN

This is improved ☒ 631 Bixler Avenue, 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), her 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), her 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.

Effective the 22nd day of January, 2019.

Charles Robert Ogle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Robert Ogle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of January, 2019.

Notary Public:
My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122