(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-9-2020
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 206986 DEEDWARR
03/18/2019 10:53:57 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20190318-0024372

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wilber F. Rosales Argumedo 1436 Rockglade Run Antioch, TN 37013	New Owner	164-07-0A-172.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charlotte L. Wright, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wilber F. Rosales Argumedo and Cynthia V. Casilla Arrieta, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 185, on the plan of Section Two, Harvest Grove formerly "Tillman Property", of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Charlotte L. Wright, a single person, by Warranty Deed dated 09/25/2015 from Ole South Properties, Inc. a Tennessee Corporation of record in Instrument 201510060101677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1436 Rockglade Run, 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; 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/our hand(s) this the 14th day of March, 2019.

Charlotte L. Wright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charlotte L. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2019.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

