#14047

Karen Johnson Davidson County
Batch# 252321 DEEDWARR
07/03/2019 11:29:42 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20190703-0065203

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0385

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2019

Notary Public

Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marco Antonio Juarez and Anthony Juarez 2631 Edge O Lake Drive Nashville, TN 37217	NEW OWNER	149-04-0-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Leroy Payne and wife, Carolyn Payne

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marco Antonio Juarez, unmarried and Anthony Juarez, unmarried, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 507 on the Plan of Edge-O-Lake Estates, Section Six, of record in Book 3700, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 507 fronts 84.30 feet on the southwesterly margin of Edge-O-Lake Drive and extends back 147.72 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 72.71 feet thereon.

Being the same property conveyed to Leroy Payne and wife, Carolyn Payne by Warranty Deed from Billy R. Irons and wife, Carolyn S. Irons of record in Book 4864, Page 505, Register's Office for Davidson County, Tennessee, dated October 29, 1974 and recorded on October 30, 1974.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2631 Edge O Lake Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of July, 2019.

Leroy Payne

Carolyn Payne

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leroy Payne and Carolyn Payne** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of July, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

