Karen Johnson Davidson County
Batch# 273000 DEEDWARR
08/19/2019 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $469.53
20190819-0082666

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1970

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of August, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregorio Ibarra Romero and Eveida Aciadet Quiroz Regino 216 Farris Avenue Madison, TN 37115	NEW OWNER	043-15-0-072.00

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,

Emmy Hendrick, Successor Trustee of The 216 Farris Ave Trust

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

Gregorio Ibarra Romero and Eveida Aciadet Quiroz Regino, husband and wife

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lots No. 32 and 33 of Block A of Rock Hill Subdivision, according to a survey made by Ewell Anderson, Surveyor, in August 1945, and more particularly described as follows:

Beginning on the Westerly margin of Farris Avenue, 886.14 feet South of the Southerly margin of Old Hickory Boulevard, at the common corner of Lots Nos. 33 and 34; thence with the line between said two lots Westwardly 200 feet; thence Southwardly 100 feet to the common corner of Lots 31 and 32; thence with the line between said two lots Eastwardly 200 feet to the Westerly margin of Farris Avenue; thence with the Westerly margin of said Avenue, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Josh Terry, Trustee of The 216 Farris Ave Trust by Warranty deed from Gloria J. Amos, widow of record in Instrument No. 20190625-0061303 Register's Office for Davidson County, Tennessee, dated 06/20/2019 and recorded on 06/25/2019.

The said Josh Terry having resigned as Trustee and the said Emmy Hendrick having been appointed Successor Trustee under The 216 Farris Ave Trust.

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: **216 Farris Avenue, 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 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 7th day of August, 2019.

The 216 Farris Ave Trust

By: _____
Emmy Hendrick, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 216 Farris Ave Trust the within named bargainor, and that her as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 7th day of August, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

My Commission Expires: 03.23.21

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/17/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY