#14283

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 306876 DEEDWARR
10/28/2019 02:07:07 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20191028-0110308

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-6719

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dianelys Sanchez Piloto and Jorge F. Hernandez Perez	Pinnacle Bank	52-3-23
(NAME)	(NAME)	
438 Kinsey Blvd.	1503rd Ave. S. Ste, 1000	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Terry Strauser and Flora Gaye Strauser, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dianelys Sanchez Piloto and Jorge F. Hernandez Perez,** each unmarried as joint with right of survivorship tenants, 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:

Being Lot 22 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, according to a survey made and completed by T.W. Briley, County Surveyor, on October 7, 1937.

Said Lot No. 22 fronts 50 feet on the westerly margin of Kinsey Boulevard and extends back 140 feet on the southerly line and 150 feet on the northerly line to a dead line which measures 50 feet.

Being the same property conveyed to Terry Strauser and Flora Gaye Strauser, husband and wife by Deed dated July 20, 2012 from The Marcus Jones Education Land Trust, Southern Land Acquisitions, Inc., Trustee, recorded July 30, 2012, in Instrument Number 20120730-0066707, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 438 Kinsey Boulevard, 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 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. Whenever 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 24th day of October, 2019.

Terry Strauser

Flora Gaye Strauser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2019, before me personally appeared Terry Strauser and Flora Gaye Strauser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2019.

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066