NEW OWNER:

ISRAEL TORRES DE LA TORRE
4735 KALAMATH DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0425

Map & Parcel 06412006200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 383925 **DEEDWARR**
04/09/2020 12:40:52 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20200409-0037735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATHEW F. BOUSE and wife, MICHELLE Y. BOUSE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ISRAEL TORRES DE LA TORRE,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 4th Civil District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 361 on the Plan of Section Four, Sherwood Forest, as shown on the plat of the same of record in Plat Book 4460, Pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MATHEW F. BOUSE and MICHELLE Y. BOUSE, husband and wife by Warranty Deed from Jerry A. Griswold and wife, Phyllis J. Griswold, dated November 22, 2016, and of record in Instrument No. 20161129-0125298, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4735 KALAMATH DRIVE, OLD HICKORY, TN 37138**.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4460, Pages 182 and 183, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of April, 2020.

MATHEW F. BOUSE

MICHELLE Y. BOUSE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MATHEW F. BOUSE and MICHELLE Y. BOUSE**, 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 office this 7th day of April, 2020.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of April, 2020.

NOTARY PUBLIC

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021