THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2440
Parcel ID: 148-12-0-199

Property Address:
4627 Artelia Drive, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 443841 DEEDWARR
07/24/2020 11:53:02 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20200724-0081585

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Manuel A Castillo Montenegro
P.O. Box 330691
Murfreesboro, TN 37133

Address of New Owner:
Manuel A Castillo Montenegro
P.O. Box 330691
Murfreesboro, TN 37133

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, SAMANTHA PEREZ-MARTINEZ, INDIVIDUALLY and PAMELA JO BOYD, EXECUTOR of ESTATE OF MICHAEL TAYLOR ALLEN, DECEASED**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MANUEL A. CASTILLO MONTENEGRO**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 16 on the Plan of Hazelwood, Section 12, as of record in Book 4300, Page 143, Register's Office for said County.

Said Lot No. 16 fronts 61.31 feet on the southwesterly margin of Artelia Drive and runs back 110 feet on the southeasterly line and 163.70 feet on the northwesterly line, to a line in the rear on which it measures 94.88 feet.

Being the same property conveyed to MICHAEL T. ALLEN by Deed dated April 23, 1984 from DEBORAH HART ALLEN, recorded April 23, 1984, in Instrument Number 20200626-0069102, in Book 6275, Page 522, in the Official Records of Davidson County, Tennessee. Being the same property devised to SAMANTHA PEREZ-MARTINEZ under the Last Will and Testament of MICHAEL T. ALLEN admitted to probate in the Probate Court Court of Wilson County, Tennessee, Docket Number 2020PR11, also of record in Instrument No. 20200626-0069102, Davidson County, Tennessee.

This is improved property known as, 4627 Artelia Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4300, page 143, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4562, page 138, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 22 day of July, 2020.

Samantha Perez-Martinez
SAMANTHA PEREZ-MARTINEZ

ESTATE OF MICHAEL TAYLOR ALLEN

By: Pamela Jo Boyd
PAMELA JO BOYD, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SAMANTHA PEREZ-MARTINEZ** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of July, 2020.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
11-17-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PAMELA JO BOYD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executor of the **ESTATE OF MICHAEL TAYLOR ALLEN**, the within name bargainer, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Executor, respectively.

WITNESS my hand and official seal this 22 day of July, 2020.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
11-17-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $145,000.00.

Affiant

SWORN TO and subscribed before me on this 22 day of July, 2020.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
11-17-20
My Commission Expires