Karen Johnson Davidson County
Batch# 444038 DEEDWARR
07/27/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200727-0081841

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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20203323<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$245,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 10th day of July, 2020.<br><br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

**THIS INDENTURE**, made this 10th day of July, 2020, among:

**HBG HOLDINGS, LLC**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ROBERTO OCHOA AND ERIKA IMELDA GUZMAN BOLIVAR, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Section 3, Cherokee Hills of record in Plat Book 3500, Page 79, 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 fronts 75 feet on the Southwesterly side of Antioch Pike and extends back 234 feet on the Northwesterly line, which is a broken line, and 208.4 feet on the Southeasterly line to a line in the rear on which it measures 40 feet.**

**Being the same property conveyed to Joe Herman McNabb and wife, Thelma D. McNabb by Warranty Deed from Luther Doyle Vinson and wife, Patricia H. Vinson of record in Book 4291, Page 172, Register's Office for Davidson County, Tennessee, dated November 26, 1968 and recorded on December 03, 1968.**

**Joe Herman McNabb having died on or about November 26, 1968.**

**The Last Will and Testament of Thelma M. McNabb was filed November 7, 2019 of record in the Circuit Court of Davidson County, Tennessee, Probate Division in Docket No. 19P1889, which case remains open. Pursuant to said will, the subject property was devised to**

**Being the same property conveyed to HBG Holdings, LLC by Warranty deed from Heirs and Beneficiaries of the Estate of the Thelma D. McNabb of record in Instrument No. 20200505-0046779 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 05, 2020.**

**Being also known as 1503 Antioch Pike Antioch, Tennessee 37013.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

## HBG Holdings, LLC

**BY:** _____

**Brandon Cobb, Authorized Agent**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of HBG Holdings, LLC. and as such Authorized Agent, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 10th day of July, 2020.

_____
Notary Public
My Commission Expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Owner Name & Property Address:**

Name: Robert Ochoa
Address: 1503 Antioch Pike
City, State, Zip: Antioch, TN 37013

**Responsible Party For Taxes:**

Name: Robert Ochoa
Address: 1503 Antioch Pike
City, State, Zip: Antioch, TN 37013

**Tax ID: 148-03-0-043.00**

## Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021