Karen Johnson Davidson County
Batch# 444884 DEEDWARR
07/28/2020 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200728-0082755

Name and Address of New Owner:
Uriel Vargas Palacios and Blanca Flor Martinez, Arellano
409 Owendale Drive
Antioch, TN 37013

Send Tax Statements To:
First Community
262 Robert Rose Dr # 200
Murfreesboro TN 37129

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20061208

Map and Parcel: 150-05-0-091.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Alan Ballard and wife, Donna J. Ballard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Uriel Vargas Palacios and Blanca Flor Martinez, Arellano**, 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 in Davidson County, Tennessee, being Lot No. 338 on the Plan of Cherry Hills, Section 3 of record in Book 4175, Page 59, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 338 fronts 82.79 feet on the Westerly side of Owendale Drive and extends back 218.37 feet, more or less, on the Northerly line and 222.31 feet, more or less, on the Southerly line to the East Fork of Hamilton Creek.

Being the same property conveyed to Gregory Alan Ballard and wife, Donna J. Ballard by Warranty Deed from The Kroger Co., a corporation organized and existing under and by virtue of the laws of the State of Ohio of record in Book 5734, page 440, Register's Office for Davidson County, Tennessee, dated April 16, 1981 and recorded on April 17, 1981.

This conveyance is subject to the following Restrictions of record in Book 4317, Page 574; Subject to all matters shown on the Plan of record in Plat Book 4175, Page 59; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7865, Page 53, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 409 Owendale Drive, Antioch, TN 37013

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 assigns, 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 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 our hand this 24th day of July, 2020.

Gregory Alan Ballard

Donna J. Ballard

State of Tennessee

County of Rutherford

Personally appeared before me, Gregory Alan Ballard and Donna J. Ballard with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th of July, 2020.

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$232,000.00~~ $230,000.00

Affiant Signature

Subscribed and sworn to before me, this 24th day of July, 2020.

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 1-24-22

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

