Karen Johnson Davidson County
Batch# 461346 DEEDWARR
08/21/2020 09:46:29 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20200821-0094500

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2108TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jose Angel Arias Perdomo 265 Becklea Dr. Madison, TN 37115	**SAME AS NEW OWNER.**	043 10 0 072.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Georgia Faye Overall N/K/A Georgia Faye Overall Freels Married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Angel Arias Perdomo unmarried** 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:

Property known as 265 Becklea Dr. Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Madison Park, Section Six, as of record in Book 4300, Page 58, Register's Office for said County.

Said Lot No. 234 fronts 57.50 feet on the southerly side of Becklea Drive, and extends back 136.1 feet on the westerly line and 142.2 feet on the easterly line, to a dead line in the rear, which is a broken line on which it measures 83.09 feet.

Being the same property conveyed to Georgia Faye Overall, by deed from Victor L. Overall dated 06/20/1985 filed and recorded 07/27/1985 of record in Book 6592, Page 543, said Register's Office.

The said Georgia Faye Overall and Georgia Faye Overall Freels are one and the same person.

The above property has never been the primary residence of the Grantor nor her spouse.

Tax Map and Parcel ID is as follows 043 10 0 072.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 265 Becklea Dr., 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 unemcumbered, 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. 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 my hand this 20th day of August, 2020.

Georgia Faye Overall N/K/A Georgia Faye Overall Freels

Georgia Faye Overall N/K/A Georgia Faye Overall Freels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2020, before me personally appeared **Georgia Faye Overall Freels Married**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of August, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-2108TN