Karen Johnson Davidson County
Batch# 518330 DEEDWARR
11/18/2020 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20201118-0135937

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Urbano Herrera	Urbano Herrera	Parcel ID: 043-15-0-064.00, 043-15-0-065.00, 043-15-0-066.00, 043-15-0-065.00 and 043-15-0-066.00
(NAME) 108 Farris Avenue	(NAME) 108 Farris Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Ellen Banks/Conservator for Ellen R. Willis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Urbano Herrera**, 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:

Tract No. I.
A certain tract or parcel of land in the Eleventh Civil District of Davidson County, Tennessee, described as follows, to wit:

Being Lots Nos. 43 and 44 of Block "A" of Rock Hill Subdivision. Said lots front together a total of One Hundred (100) feet on the West side of Farris Avenue as shown on said Plan and are part of the land conveyed by J. H. McPhail to Mrs. Emma W. Dismukes, recorded in Book 1300, Page 240, R. O. D. C. Tennessee and by her conveyed to Charlie R. Crain and wife, Ollie Mace Crain, recorded in Book 1390, Page 515, R. O. D. C., Tennessee.

Said lots run back between parallel lines Two Hundred (200) feet to a deadline which in the West line of Block "A" of said Subdivision.

The deed from Charlie R. Crain and wife, Ollie Mace Crain, to Brown H. Drake and wife, Mae N. Drake is of record in Deed Book 1403, Page 586, Register's Office for Davidson County, Tennessee.

Tract No. 2.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point on the West side of Farris Avenue 236.4 feet South of Old Hickory Boulevard, which point is the common corner of Lots Nos. 46 and 47; thence Westerly along the line between said lots Two Hundred (200) feet to the Westerly common corner of Lots Nos. 46 and 47; thence Southerly One Hundred (100) feet to the common corner of Lots 44 and 45; thence Easterly along the line between said lots Two Hundred (200) feet to their common corner on the West side of Farris Avenue; thence Northerly One Hundred (100) feet along the West side of Farris Avenue to the point of beginning and is part of the land conveyed by J. H. McPhail to Mrs. Emma W. Dismukes, recorded in Book 1300, Page 240, Register's Office for Davidson County, Tennessee, being Lots 45 and 46 of Block "A" of Rock Hill Subdivision, according to a survey made by Ewell Anderson, Surveyor in August 1945, and is in the 11th Civil District of Davidson County, Tennessee.

Being the same property conveyed to Brown H. Drake and wife, Mae N. Drake, by Quit Claim Deed, from Mrs. Emma W. Dismukes, a widow, of record in Book 1678, Page 543, in the Register's Office of Davidson County, Tennessee, dated January 6, 1949 and recorded on January 6, 1949.

Being the same property conveyed to Mae N. Drake, by Quit Claim Deed, from Brown H. Drake, of record in Book 3105, Page 114, in the Register's Office of Davidson County, Tennessee, dated August 16, 1960 and recorded on August 17, 1960. Mae N. Drake died on January 19, 1960. In the Probate Court for Davidson County, Tennessee, Nashville, Case No. 58131, Ellen Ruth Willis, her only child, obtained title by Affidavit of Heirship of record in Book 8613, Page 14, dated April 29, 1992 and recorded on April 29, 1992.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 108 Farris Avenue, Madison, TN 37115

unimproved ☒

This is improved ☐ property, known as 110 Farris Avenue, Madison, TN 37115

unimproved ☐

This is improved ☒ property, known as 112 Farris Avenue, 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 unencumbered, 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 our hands this 10 day of November, 2020

Ellen Banks/Conservator for Ellen R. Willis

BY: Ellen Banks/Conservator for Ellen R. Willis

STATE OF North Carolina

COUNTY OF Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ellen Banks/Conservator for Ellen R. Willis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 02/28/2021

(SEAL)

TIFFANY TURNER-PATTERSON
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 28, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY