Karen Johnson Davidson County
Batch# 558458 DEEDWARR
01/21/2021 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210121-0009154

STATE OF Tennessee }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Brenda Hunter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 day of January, 2021.

NOTARY PUBLIC

My Commission expires: 7/2/2024

STATE OF TENNESSEE NOTARY PUBLIC

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21010015

Address of New Owner
Silvestre Galindo Bautista
328 Randy Road
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information
051-12-0-075.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Virginia R. Cline, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Silvestre Galindo Bautista, a married man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 as described in the deed to Sallie C. Looney by W. A. Core, of record in Book 1040, Page 397, Register's Office for said County, being Lot No. 7 on the Preliminary Plat of Core Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, April, 1946, as follows:

Beginning on the southerly margin of Due West Avenue, at the northeast corner of the property conveyed to John C. Layne and wife by deed from C. & R. Builders, Inc., of record in Book 1847, Page 13, said Register's Office, being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, southwardly 150 feet; thence eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwardly 150 feet to the southerly margin of Due West Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Easement for public utility purposes and building setback line as shown on survey made by Anderson and Gee, Surveyors, April, 1946.

Being the same property conveyed to Oscar J. Cline and wife, Virginia R. Cline, by Warranty Deed from E. B. Wilmore and wife, Virginia Wilmore, dated 11/17/1950 and recorded on 11/17/1950 at Book 1911, Page 29, Register's Office for Davidson County, Tennessee. Oscar J. Cline having since died on or about 03/03/2014 leaving Virginia R. Cline as the surviving tenant by the entirety.

This is property generally located:
304 East Due West Avenue, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement(s) as set out in the Warranty Deed of record in Book 1911, Page 29, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Virginia R. Cline,** has caused this instrument to be executed, this the 15 day of JAN, 2021.

Virginia R. Cline
BY Patricia Knowles

Virginia R. Cline
By: Patricia Knowles, Atty-in-Fact
Instrument No. 202101210009153 **RODCT**
*See attached Affidavit as Exhibit A.

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Patricia Knowles**, Attorney-in-fact, acting on behalf of Virginia R. Cline, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument on behalf of Virginia R. Cline, and who acknowledged that she executed the same as the free act and deed of Virginia R. Cline.

This the 15 day of JAN, 2021.

NOTARY PUBLIC
My Commission expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A

STATE OF TN
COUNTY OF Cheatham

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1) The undersigned, Patricia Knowles, is the appointed Attorney-in-Fact for Virginia R. Cline as authorized by Durable Power of Attorney of record at Instrument No. _202101210009153_, Register's Office for Davidson County, Tennessee.
2) That the document to which this affidavit is exhibited was executed by the undersigned as Attorney-in-Fact for the principal thereon shown.
3) That the execution is proper and within the scope of the Power of Attorney reference in the instrument.
4) That at the time of execution of said document the Affiant had no knowledge or notice that the termination of the Power of Attorney, either by revocation or by the principal's death, disability or incapacity.
5) That at the time of execution of said document/documents there has not been any actions for conservatorship filed against the principal.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Patricia Knowles

Patricia Knowles
AFFIANT

Sworn to and subscribed before me this the 15, day of Jan, 2021.

NOTARY PUBLIC
My Commission expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021

Notary's Seal (if on paper)

