Karen Johnson Davidson County
Batch# 562585 DEEDWARR
01/27/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210127-0012196

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Juan M Diaz Moreno
401 Keeton Ave
Old Hickory, TN 37138

From Information Furnished By
The Parties

Map and Parcel 04304003700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 of which is hereby acknowledged, the undersigned, **PEDRO MARTIN, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **JUAN M. DIAZ MORENO AND MARIA LEMUS ORTEGA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

> Land lying in Davidson County, Tennessee, being Lot No. 24 on the unrecorded map of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the Northeasterly margin of Keaton Avenue at the corner of Lot Nos. 23 and 24; thence with the line between said lots, Northeasterly 175.9 feet to a corner of Lot No. 22; thence with the line between Lot Nos. 22 and 24, Southeasterly 105 feet to a corner of Lot No. 25; thence with the line between Lot Nos. 24 and 25, southwesterly 150.8 feet to the margin of Keaton Avenue; thence with the margin of the same, northwesterly 108 feet to the point of beginning.
>
> Being the same property conveyed to Pedro Martin, A Married Man as his Sole and Separate Property by Warranty deed from Oley, Inc., a Tennessee Corporation of record in Instrument No. 20200214-0017012, Register's Office for Davidson County, Tennessee, dated January 21, 2020.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JUAN M. DIAZ MORENO AND MARIA LEMUS ORTEGA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of January, 2021.

Pedro Martin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Pedro Martin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Old Hickory, Tennessee, this the 26th day of January, 2021.

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

NOTARY PUBLIC
My Commission Expires: 8-19-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 27th day of January, 2021.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 10-21-2024

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

