Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-312

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of February, 2021

Notary Public

Commission Expires: 03-23-21

LAUREN AMBER SUMNER
NOTARY PUBLIC
TENNESSEE
STATE OF
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 569515 DEEDWARR
02/05/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $432.90
20210205-0017092

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregorio Ibarra 4520 Packard Drive Nashville, TN 37211	NEW OWNER	148-15-0-092.00

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, I/WE,

Brandon Adams, Trustee of The 4520 Packard Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregorio Ibarra and Eveida Aciadet Quiroz Regino, husband and wife, and Luis Mora and Maria Mora, husband and wife

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. 13 on the Plan of Apache Hills, Section 5, part 1 of record in Plat Book 4860, Page 113, in the Register's Office for Davidson County, more particularly described as follows:

Beginning at a point in the Southerly margin of Packard Drive at the common front corner of Lots 12 and 13; thence with the line between said two lots Southeasterly 91.00 feet to a point, said point being the common rear corners of Lots Nos. 12 and 13 thence with the line between lots westerly 86.00 feet to a point in the westerly margin of Navaho Trail; thence with the margin of the same northwesterly 69.51 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve, 40.30 feet to a point in the Southerly margin of Packard Drive; thence with the margin of the same Easterly 66.89 feet to the point of beginning.

Being the same property conveyed to Darrell L. Betty and spouse, Rebecca A. Betty by Warranty deed from J. Paul Hasty, and Spouse, Robbie Hasty of record in Book 9344, page 3, Register's Office for Davidson County, Tennessee, dated May 12, 1994 and recorded on May 19, 1994., as recorded on Dated June 16, 1994, of record Book 9379, Page 916 (Value or consideration shown in aforementioned deed $48,7000.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 4520 Packard Dr Trust by Warranty deed from Darrell L. Betty and Spouse, Rebecca A. Betty of record in Instrument No. 20201102-0127493 Register's Office for Davidson County, Tennessee, dated October 29, 2020. and recorded on November 02, 2020. (Value of consideration shown in aforementioned deed $120,000.00.)

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.
The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **4520 Packard Drive, Nashville, TN 37211.**

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 so 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.

Dated this the 4th day of February, 2021.

The 4520 Packard Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 4520 Packard Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 4th day of February, 2021.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____ Notary Public

My Commission Expires: 03-23-21

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021