WARRANTY DEED

Karen Johnson Davidson County
Batch# 584650 DEEDWARR
03/04/2021 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20210304-0028268

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 16TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

S. KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1329

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Carlos Paredes and Rosa Paredes		011 00 0 050.00
3309 Freeman Hollow Rd	SAME	
Goodlettsville, TN 37072		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOMMIE ANGELA BURNETT AND AUDREY YOUNG AND TIMOTHY WAYNE PAGE AND DELANEA MIRES AND RICHARD ERIC EDWARDS AND DAMON RICE PAGE AND MICHAEL PAGE AND ROBYN PAGE AND WILLIAM THOMAS PAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CARLOS PAREDES AND ROSA PAREDES, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 a part of the tract known as the H.S. Freeman Lands, and shown on plan of record in Book 332, page 58, Register's Office for said county, and being known as tract 9, on a Map of the Subdivision of said tract of the Freeman Heirs and described according to a copy of survey made by L.B. Petty, Surveyor, on September 26, 1957, as follows:

BEGINNING at a point in the center of Freeman Road, said point being the southwest corner of the premises conveyed to M.M. Cunniff and wife, by deed from Morris H. Freeman, et al, as of record in Book 2706, page 34, said Register's Office; thence with the center line of said road, north 21° east 175 feet to a point; thence north 56° 00' west 1625 feet to a point; thence south 83° 30' west 272 feet to a point; thence south 56° 00' east 1870 feet to the point of beginning.

Being the same property conveyed to George T. Burnett and wife, Lillian R. Burnett, by Warranty Deed from Sherwood Dean Hitt and wife, Mary C. Hitt, dated December 6, 1969, recorded on December 8,

1969, of record in Book 4383, Page 918, Register's office for Davidson County, Tennessee. The said George T. Burnett died on August 27, 2011. The said Lillian R. Burnett died on 12/04/2016, the Last Will and Probate of the said Lillian R. Burnett was submitted to probate on March 2, 2017, in Docket Number 17P274, and a copy of which is was recorded on June 3, 2020, in Instrument Number 20200603-0056927, pursuant to which title to the subject property was vested solely in Kathleen Page, Tommie Angela Burnett, and Audrey Young. The said Kathleen Page, having since died on May 3, 2019, title as to her one-third share vested solely in four children: Timothy Wayne Page, Richard Eric Richards, William Thomas Page, and Damon Rice Page, as evidenced in Affidavits of Heirship recorded in Instrument Numbers 20190816-0082102 and 20190816-0082103. The said William Thomas Page, having since died without a will, his estate was submitted to probate on December 4 2020, in Docket Number 20P1831, which vested title in his one-twelfth share in his wife, Delanae Mires, and their two surviving children, Robyn Page and Michael Page.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 3309 Freeman Hollow Rd, Goodlettsville, TN 37072

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 16th day of February, 2021.

Tommie Angela Burnett
Tommie Angela Burnett

Timothy Wayne Page
Timothy Wayne Page

Richard Eric Edwards
Richard Eric Edwards

Michael Page
Michael Page

Michael Pa

Audrey Young by Carol N. Burnett, attorney in fact
Audrey Young

Delanea B. Mires
Delanea Mires

Damon ~~Rice~~ Page

Robyn Page by Delanea Mires attorney in fact
Robyn Page by Delanea Mires, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Tommie Angela Burnett and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Audrey Young and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Timothy Wayne Page and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Delanea Mires and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Richard Eric Edwards and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Damon Rice Page and Personally appeared before me, the undersigned, a Notary Public in and for said county and state Michael Page, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 16th day of February 2021.

Notary Public
My Commission expires: 2/12/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delanea Mires, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Attorney In Fact for Robyn Page, and is authorized by Robyn Page to execute this instrument on her/his/their behalf.

Witness my hand and official seal at office this 16th day of Feb, 2021

Notary Public

My Commission Expires: 2/12/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol N. Burnett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Attorney In Fact for Audrey Young, and is authorized by Audrey Young to execute this instrument on her/his/their behalf.

Witness my hand and official seal at office this 16th day of Feb, 2021

Notary Public

My Commission Expires: 2/12/23

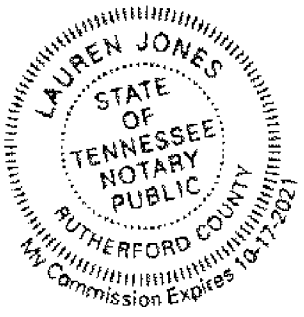
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22