Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0167

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of March, 2021

Notary Public

Commission Expires: 6/25/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Luis Garcia-Rodriguez 705 Reeves Road Antioch, TN 37013	First National Bank 241 E. Saginaw St. East Lansing, MI 48823	149-13-0-028.00

Karen Johnson Davidson County
Batch# 589266 DEEDWARR
03/11/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20210311-0032227

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,
Virginia Ruth Gonzalez Garcia, Administrator and sole heir of The Estate of Barbara Jean Hogan
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jose Luis Garcia-Rodriguez and Ma Estela Zalazar Martinez, 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. 187 on the plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 187 fronts 76.62 feet on the southerly side of Reeves Road and runs back 154.18 feet on the westerly line and 148.62 feet on the easterly line to a broken line measuring 72.50 feet thereon.

BEING the same property conveyed to Barbara J. Hogan and Helen B. Skelly, as tenants in common with rights of survivorship, by Warranty Deed from Betty Gail Hester n/k/a Gail Vick (joined by her spouse, James A. Vick), dated 5/11/2015 and recorded 5/13/2015 in Instrument Number 20150513-0044010, Register's Office for Davidson County, Tennessee.

The said Helen B. Skelly is reported to have died on 12/19/2017, leaving the property vested solely in Barbara J. Hogan.

The said Barbara J. Hogan (a/k/a Barbara Jean Hogan) died intestate on 5/4/2020, and pursuant to Order for Letters of Administration filed 6/18/2020 in Docket No. 20P-895 in the Seventh Circuit Court for Davidson County, Tennessee, Virginia Ruth Gonzalez Garcia was appointed as Administrator.

Affidavit of Heirship of record in Instrument No202103110032226 Register's Office for Davidson County, Tennessee.

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: 705 Reeves Road Antioch, TN 37013.

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 uses, 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 8th day of March, 2021.

The Estate of Barbara Jean Hogan

By: Virginia Ruth Gonzalez-Garcia
Virginia Ruth Gonzalez Garcia, Administrator

Virginia Ruth Gonzalez-Garcia
Virginia Ruth Gonzalez Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Ruth Gonzalez Garcia, Administrator,** 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.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2021.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Ruth Gonzalez Garcia,** 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.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2021.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 8-20-24

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON