WARRANTY DEED

Karen Johnson Davidson County
Batch# 625789 DEEDWARR
04/29/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20210429-0057612

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2021
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040796

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oliver Arellano Rayo and Karla Torres	Oliver Arellano Rayo and Karla Torres	
(NAME) 3209 Hamilton Church Road	(NAME) 3209 Hamilton Church Road	150-00-0-126.01
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($189,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MYRTLE LORENE CLOPTON, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLIVER ARELLANO RAYO AND KARLA TORRES, 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:

A tract of land in the second, formerly the third, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the subdivision of the land of Thomas W. Miller, deceased, as partitioned among his heirs-at-law, of record in Book 115, Page 324, Register's Office for said County and part of Lot No. 6 on the Plan of the Pope Farm, not of record, described according to a survey made by George W. Watkins, Surveyor, February 28, 1951, as follows:

Beginning at a point in the center of Hamilton Church Road, being the northeast corner of the property conveyed to W. C. Mason and wife, by deed from Hallie H. Coffey, of record in Book 1975, Page 418, Register's Office for said County, thence South 5 degrees 30 minutes West 820 feet to a point; thence North 85 degrees 45 minutes West 109.6 feet to a point, thence North 5 degrees 30 minutes East 820 feet to a point in the center of Hamilton Church Road; thence with the center of Hamilton Church Road, South

85 degrees 45 minutes East 109.6 feet to the point of beginning.

Being the same property conveyed to Thomas L. Barr and wife, Frances P. Barr by Installment deed from W. C. Mason and wife, Laura B. Mason of record in Book 4153, Page 397, Register's Office for Davidson County, Tennessee, dated August 17, 1961 and recorded on July 20, 1967.

Being the same property conveyed to Myrtle Lorene Clopton by Quitclaim deed from Thomas L. Barr of record in Book 8998, Page 222, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded on June 30, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO: (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3209 Hamilton Church Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 27th day of April, 2021

Myrtle Lorene Clopton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Myrtle Lorene Clopton, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2021.

Notary Public

My Commission Expires: 6/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

