WARRANTY DEED

Karen Johnson Davidson County
Batch# 640385 DEEDWARR
05/20/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210520-0068292

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roberto Hernandez Jimenez and Magdalena Duran Garcia	New Owners	Map: 14904002300
(NAME) 274 Bell Road	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUBY EARY, UNMARRIED,

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

ROBERTO HERNANDEZ JIMENEZ AND MAGDALENA DURAN GARCIA, 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. 197 on the Plan of Edge-O-Lake Estates, Section 2, of record in Book 3600, Page 72, R.O.D.C, Tennessee.

Said Lot No. 197 fronts 80 feet on the easterly side of Bell Road and runs back between parallel lines 158.07 feet to a line at the rear on which it measures 80 feet thereon.

Being the same property conveyed to Verla O. Eary, Jr. and wife, Ruby Eary, by deed from Thurman and Stevens Construction Company, Inc., of record in Book 3930, Page 178, dated August 25, 1965, Register's Office for said County. Verla O. Eary, Jr having since died on April 17, 2019 leaving the property to Ruby Eary.

This is improved ☒ property, known as 274 Bell Road, Nashville, TN 37217
(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 our hands this 13th day of May, 2021.

Ruby Eary

STATE OF MISSOURI
COUNTY OF RAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Eary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of May, 2021.

My Commission Expires: 12-16-2022

Notary Public

JILVONNE S DORCH
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Jackson County
COMMISSION # 17542643
MY COMMISSION EXPIRES: December 16, 2022

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