Karen Johnson Davidson County
Batch# 648407 DEEDWARR
06/03/2021 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20210603-0074321

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $140,000.00 Affiant Subscribed and sworn to before me This 26 day of May 2021. Notary Public My Commission Expires: 7/9/24

BRIAN C. JAMES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Roberto Antonio Cazarin and Flor De Maria Aldana Carias 3921 Keeley Drive, Nashville TN, 37211	New Owner	148 10 0 096.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 21-05-16248

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Betty G. Henley, Trustee of Henley Survivors Trust TUA**, dated August 5th, 2006, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Flor De Maria Aldana Carias, AKA Flor Aldana, and Roberto Antonio Carazin Bucio, AKA Roberto Zacarin, wife and husband** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 13 on the Plan of Blanchard Heights of record in Book 2663, Page 63, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Horace U. Henley, et ux, Betty G. Henley, By Warranty Deed from Paul E. Kirkpatriick, et ux, Goldie Kirkpatrick, of record in Book 5115, Page 84, Register's office for Davidson County, Tennessee.

Horace U. Henley has since died and Betty G. Henley is the sole surviving tenant by the entirety and is authorized by the Trust Agreement to execute deeds and convey property owned by the trust, without joinder of any beneficiary. Title vested solely in her per Trustee upon the death of Horace U. Henley

Being the same property conveyed to Betty G. Henley, Trustee of Henley Survivors Trust TUA, dated August 5, 2006, by Quitclaim Deed from Betty G. Henley, widow, of record in Instrument No. 20191223-0132032, Register's Office for Davidson County, Tennessee.

This is improved property known as 3921 Keeley Drive, Nashville Tennessee 37211.

This is the same legal description as on the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on plat Book 2663, Page 63, said Register's Office

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of May 2021.

Henley Survivors Trust TUA

Betty G. Henley, Trustee

Betty G. Henley, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Betty G. Henley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of Henley Survivors Trust TUA, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal, at Nashville, Tennessee, this 28 day of May 2021.

Notary Public

My Commission Expires: 1/9/24

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

