Karen Johnson Davidson County
Batch# 661201 DEEDWARR
06/21/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $436.60
20210621-0083476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carlos S. Luna	Carlos S. Luna	Parcel ID: 162 06 0 103.00
(NAME) 12957 Courage Xing	(NAME) 12957 Courage Xing	
(ADDRESS) Fishers, IN 46037	(ADDRESS) Fishers, IN 46037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Betty Lou Venus, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos S. Luna, a married man**, 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:

Lot 6, Old Tusculum Road Heights, as shown on plat of record in Plat Book 4300, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty Lou Venus and husband J.D Venus, by Warranty Deed from Billie D. Lundy, unmarried, of record in Book 9742, Page 238, in the Register's Office of Davidson County, Tennessee, dated July 26, 1995 and recorded on July 27, 1995. The said J.D. Venus a/k/a James Dale Venus having died on April 17, 2021 leaving Betty Lou Venus as the surviving tenant by entirety.

Being the same property conveyed to Carlos S. Luna, a married man, by Warranty Deed from Betty Lou Venus and husband J.D Venus. The said J.D. Venus a/k/a James Dale Venus having died on April 17, 2021 leaving Betty Lou Venus as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 178 Old Tusculum 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 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 16th day of June, 2021

Betty Lou Venus

Betty Lou Venus

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

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

Witness my hand and official seal, this the ~~17th~~ 16th day of June, 2021.

Rhonda Burgess Howse

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY