Name and Address of New Owner:
Mario Andret Ruiz and Clara Celestina Hernandez Raymundo
4104 Maxwell Rd
Antioch, TN 37013
Send Tax Bills To:
Mario Andret Ruiz and Clara Celestina Hernandez Raymundo
same

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 667832 DEEDWARR
06/29/2021 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20210629-0088084

Map & Parcel No: 176-00-0-050

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Ginger Cheryl York, a married person and Thomas C. York, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mario Andret Ruiz and Clara Celestina Hernandez Raymundo, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in the Second (2nd) Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Frank V. Neeley, Registered Land Surveyor, dated April, 1989, as follows:

Tract No. 2: Beginning at an iron pin in the northerly right-of-way of Maxwell Road, said iron pin being located at the common southeast corner of the subject property and the southwest corner of the Haley property; running thence with the northerly right-of- way of Maxwell Road North 86 degrees 26 minutes 27 seconds West 343.28 feet to an iron pin; thence leaving the right—of—way of Maxwell Road North 07 degrees 21 minutes 21 seconds East 330.92 feet to an iron pin; thence South 88 degrees 02 minutes 41 seconds East 305.24 feet to an iron pin, said pin being at the common northeast corner of the subject property and the northwest corner of the Haley Property; thence South 00 degrees 48 minutes 50 seconds East 339.12 feet with the west boundary of the Haley Property to the Beginning, containing 2.489 Acres, more or less.

Being the same property conveyed to Ginger Cheryl York and husband, Thomas C. York by Quit Claim Deed dated June 3, 2009 from Ginger H. Eatherly, nka Ginger Cheryl York, recorded June 11, 2009, in Instrument Number 20090611-0054425, in the Official

Records of Davidson County, Tennessee. This is ✓ improved _____ unimproved property also known as 4154 Maxwell RoadAntioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

Ginger Cheryl York (SEAL)

Thomas C. York (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2021, before me personally appeared Ginger Cheryl York and Thomas C. York, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Notary Signature
My commission expires: 6-24-24

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
HERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of June, 2021.

Notary Public
My commission expires: 6-7-2023
File No. 2021-297

JULIE COONE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Desiree Sailema, 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 Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

