This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 673343 **DEEDWARR**
07/08/2021 11:53:54 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210708-0092143

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $640000.00.

Affiant

Subscribed and sworn before me this the 1 day of July, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alfonso Cecena 916 Berwick Trail Madison, TN 37115	new owner	052-07-0 053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMY BECTON AND JACOB ARANZA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALFONSO CECENA, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 17, Part V, Madison Heights, Section Two, as shown on plat of record in Plat Book 2330, Page 5, 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 Amy Becton, a married woman, by deed dated 12/08/2017, from Sharon L. Coggin, an unmarried woman, of record in Instrument No. 20171211-0125985, Register's Office for said County.

Jacob Aranza, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 916 Berwick Trail, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W36-VE-21916

Witness my hand this the 1st day of July, 2021.

Amy Becton

Jacob Aranza

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Becton and Jacob Aranza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2021.

My commission expires: 9-6-22

Notary Public

