Karen Johnson Davidson County
Batch# 718127 DEEDWARR
09/16/2021 11:19:44 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20210916-0124533

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesus Pedroza Morales 104 Edgeville Ct. Hendersonville, TN 37075	Jesus Pedroza Morales 104 Edgeville Ct. Hendersonville, TN 37075	043150-191.00

THIS INDENTURE, made this 13th day of September, 2021 between

Ronald Eugene Avis, a single person

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Jesus Pedroza Morales, unmarried

of Sumner County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 91, Section 1, Kingsway Green Subdivision, of record in Plat Book 3482, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Ronald Eugene Avis, a single person by Warranty Deed dated 4/29/1997 from Benjamin J. Tharp, a single person of record in Book 10435, Page 320, Register's Office for Davidson County, Tennessee.

Grantor further conveys to Grantee a 1985 Fairmont 14'X80' mobile home, serial no. 3B2FBRGT52771. Mobile Home is not permanently affixed to the property.

This is (X) improved ( ) unimproved property known as: 1123 Bubbling Well Rd., Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Ronald Eugene Avis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Eugene Avis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of September, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $60,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of September, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023