Karen Johnson Davidson County
Batch# 721039 DEEDWARR
09/21/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210921-0126909

# WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of August 2021

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Norberto Jarquin Rios | New owner | 162020086.00 |
| (NAME) | (NAME) | |
| 4037 Keeley Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Brian O'Neill Terry, James Stanley Terry and Sheryl Hesson, as heirs of The Estate of James O'Neill Terry, deceased,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Norberto Jarquin Rios and Mirna Elizabeth Valle Morales, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the Plan of Sec. II, Colewood Acres, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 131 fronts 78.86 feet on the westerly side of Keeley Drive and extends back 154.9 feet on the southerly line and 167 feet on the northerly line, to a dead line in the rear on which it measures 75.9 feet. Being the same property conveyed to James O'Neill Terry and wife, Gail Marie Terry by Warranty Deed from Frances L. Jones, a widow, dated 03/15/1972 and recorded 05/24/1972, of record in Book 4604, Page 61, Register's Office for Davidson County, Tennessee.

The said Gail Marie Terry died on 02/10/2003, leaving the said James O'Neill Terry the sole surviving tenant by the entirety.

The said James O'Neill Terry died testate on 07/04/2020, devising subject property to Brian Terry, James Terry and Sheryl Hesson, as evidenced in File No. 20P1144, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4037 Keeley Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of August 2021.

Brian O'Neill Terry, James Stanley Terry and Sheryl Hesson, as heirs of The Estate of James O'Neill Terry, deceased

Brian O'Neill Terry

James Stanley Terry by Sheryl Hesson his attorney-in-fact

James Stanley Terry by Sheryl Hesson, his Attorney-in-Fact

Sheryl Hesson

Sheryl Hesson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian O'Neill Terry and Sheryl Hesson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of August, 2021.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.11.2021 (date of document).

Connie Taylor
Affiant Signature

8.11.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

