Karen Johnson Davidson County
Batch# 730764 DEEDWARR
10/06/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211006-0134040

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021

Notary Public

My commission expires: 12-22-25

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mardoqueo Trinidad Orellana **Hilda Zuniga Anariba**	New Owner	**05112006100**
1306 Argle Ave		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1306 Argle Ave Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mardoqueo Trinidad Orellana and Hilda Zuniga Anariba, MARRIED

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:

Land in Davidson County, Tennessee, being part of Lot No. 3, on the Plan of the lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176, County Court for Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the Easterly margin of Argle Avenue at its intersection with the Southerly line of Morningside Heights, Subdivision, as of record in Book 1130, Page 76, Register's Office for said County; thence South 74° 32' East, 195.5 feet to the line of the property conveyed to Newman Cheek by Deed from K.H. Dodson and wife, of record in Book 772, Page 315, said Register's Office; thence with said line, South 16° 22' West 235 feet to the Northerly margin of Coreland Drive; thence with said Drive, North 57° 20' West 180.40 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, Northwestwardly 38.44 feet to the Easterly margin of Argle Avenue; thence with said Avenue, Northwardly 152.63 feet to the beginning.

Being the same property conveyed to Brandon Adams, Trustee of The 1306 Argle Ave Trust, by Warranty Deed from Gordon J. McClellan and Lynda Graham McClellan, husband and wife, dated August 24, 2021, of record in Instrument No. 20210826-0115102, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James W. McClellan and wife, Elizabeth M. McClellan, by Installment Deed from W.A. Core and wife, Dorothy Love Core, dated February 14, 1959, of record in

Book 2863, Page 366, in the Register's Office for Davidson County, Tennessee. James W. McClellan died on March 26, 1994 leaving Elizabeth M. McClellan as surviving tenant by the entirety. Elizabeth M. McClellan died testate on August 13, 2013, and by Last Will and Testament admitted to Probate in the Probate Court for Davidson County, Tennessee, No. 13P1555, the property herein described was devised to Gordon J. McClellan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1306 Argle Ave, 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 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 in 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.

_____ Date: 9-28-21

The 1306 Argle Ave Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1306 Argle Ave Trust and that he is authorized by The 1306 Argle Ave Trust to execute this instrument on its behalf.

Witness my hand this 28th day of **SEPTEMBER, 2021.**

Karen K Valentine

Notary Public

My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Samantha Smith, 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

9/28/21.
Date

Affiant Signature

9/28/21
Date

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 7-22-25
Date

Notary's Seal (if on paper)

