Karen Johnson Davidson County
Batch# 737817 DEEDWARR
10/15/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211015-0139041

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 12 day of October, 2021.

Notary Public

My commission expires: 7-22-25

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:
Edyn E. Miranda Ruiz	**First National Bank of Middle**	**07510001800**
105 Weldon Drive	**1700 NORTH MAIN STREET**	
Hermitage, TN 37076	**SHELBYVILLE, TN 37160**	

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 105 Weldon Dr Trust

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

Edyn E. Miranda Ruiz & Femy E. Palacios Ruiz, 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 Lot No. 17, on the Plan of Hermitage Estates, of record in Plat book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of the 105 Weldon Dr Trust, by Warranty Deed from Margaret A. Puckett, an unmarried woman, dated June 15, 2021, of record in Instrument No. 20210720-0096851, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas B. Puckett and wife, Margaret A. Puckett, as tenants by the entirety, by Warranty Deed from Eva W. Graves, unmarried, dated May 30, 1995, of record in Book 9686, Page 378, in the Register's Office for Davidson County, Tennessee.

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 105 Weldon Drive, Hermitage, TN 37076.

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: 10-12-21

The 105 Weldon Dr 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 105 WELDON DR TRUST and that he is authorized by THE 105 WELDON DR TRUST to execute this instrument on its behalf.

Witness my hand this 12 day of **OCTOBER, 2021.**

_____
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

10/12/21.
Date

Affiant Signature

10/12/21
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature

My Commission Expires: 7-22-23
Date

Notary's Seal (if on paper)

