Karen Johnson Davidson County
Batch# 743141 DEEDWARR
10/25/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211025-0143131

G#35076-2

WARRANTY DEED

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

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

Notary Public

My commission expires: 11-06-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel Abraham Jimenez Ortega **Celia Vanessa Ruiz Marquez**	Joel Ortega Celia Marquez	**120 01 0 042 00**
730 Winthorne Drive	730 Winthorne Dr	
Nashville, TN 37217	Nashville, TN 37217	

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

Terry Weatherly, a married man

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

Joel Abraham Jimenez Ortega and Celia Vanessa Ruiz Marquez, husband and wife

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. 353 on the Plan of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

SAID Lot No. 353 fronts 90.0 feet on the northeasterly margin of Winthorne Drive and extends back 200.0 feet on the northwesterly line and 200.0 feet on the southeasterly line to a dead line in the rear, measuring 91.0 feet thereon.

BEING the same property conveyed to N. Hugh Norman, unmarried, by Warranty Deed dated November 4, 1987, from Jane E. McMurray and Julia E. Baker, Trustees with full power, of record in Book 7397, Page 69, Register's Office for Davidson County, Tennessee. The said N. Hugh Norman, also known as Hugh Norman, died testate on September 19, 2020. Pursuant to the Last Will and Testament of Hugh Norman of record in Docket No. 20P1820, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Terry Weatherly was appointed Executor and said property is to be administered as part of the probate estate and Terry Weatherly being the devisee. The said property was further conveyed to Terry Weatherly by Executor's Quitclaim Deed dated January 21, 2021, from Terry Weatherly, Personal Representative of the Estate of Hugh Norman, of record in Instrument No. 20210128-0012476, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2900, Page 29, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4211, Page 261, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 2743, Page 231, and in Book 2960, Page 5, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired; and,

4) Taxes for the current year which have been prorated and were paid by the Grantor herein and the herein Grantees assume any subsequent years, not yet due and payable.

This is improved property, known as: **730 Winthorne Drive, Nashville, TN 37217.**

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 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 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.

Witness my/our hand(s) this **12th** day of **October, 2021.**

Terry Weatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terry Weatherly,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 of document).

Affiant Signature

10/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of October, 2021.

(SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: 5/7/24