Karen Johnson Davidson County
Batch# 744514 DEEDWARR
10/27/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,075.28
20211027-0144033

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,615.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 9/20/2025
File No. G21-14082

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arturo Mariscal Alvarex (NAME)	First Community Mortgage (NAME)	033-15-0-038
905 Apple Valley Rd (STREET ADDRESS)	262 Robert Rose Dr. #200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Anita Horton, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arturo Mariscal Alvarex, a married man,** 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 the 10th Civil District of Davidson County, Tennessee, inside the city of Madison, Tennessee, being Lot No. 181 on the Plat of Primrose Acres, Section 2, of record in Plat Book 2900, Page 43-44, Register's Office for said County.

Said Lot No. 181 fronts 127 feet on the northerly margin of Apple Valley Road and extends back 370 feet on the easterly line, and 323.2 feet on the westerly line, to a broken line on the rear on which it measures 139.3 feet.

Being the same property conveyed to James E. Horton and wife, Anita Horton by Deed dated September 7, 1978, recorded September 6, 1978, in Book 5334, Page 261, in the Register's Office of Davidson County, Tennessee. The said James E. Horton died September 7, 2017 leaving Anita Horton as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 905 Apple Valley Road, 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 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. Whenever 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 18th day of October, 2021.

Anita Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2021, before me personally appeared Anita Horton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of October, 2021.

D. TODD SMITH SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 18, 2021.

J. Carlton Drumwright

October 18, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 18, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY