Karen Johnson Davidson County
Batch# 761318 DEEDWARR
11/24/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20211124-0156624

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2021.

Notary Public

My commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melvin O. Villalobos	**New Owner**	**150-09-0-077.00**
2837 Barksdale Ln		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Benjamin Hays, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melvin O. Villalobos, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Forest View Park, Section 3 of record in Plat Book 5210, Page 353, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Hays, a single man by Warranty deed from Michael Mullaney and wife Barbara Mullaney of record in Instrument No. 20160223-0017049 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016; the said Benjamin Hays having since married Stephania Quirama Taborda, who joins in the execution of this document to convey any interest, specifically any marital interest, she may have in the subject property; the said Benjamin Hays given the authority to sign on behalf of the said Stephania Quirama Taborda as evidenced by that Specific Limited Power of Attorney of record in Book _____, Page _____, said Register's Office, being recorded simultaneously herewith.

202111240156623

SP 11/2015

This is improved property known as **2837 Barksdale Ln, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of November, 2021.

Benjamin Hays

Stephania Quirama Taborda by Benjamin Hays, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Hays, the bargainor(s), 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, and who swore to the statements made above and subscribed his name above, and further acknowledged to be the person who as Attorney in Fact executed the foregoing instrument on behalf of Stephania Quirama Taborda and as Attorney in Fact executed the same as the free act and deed of Stephania Quirama Taborda.

Witness my hand and official seal this 18th day of November, 2021.

Notary Public
My Commission Expires Sept 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LTC File No. 21-000368-529

SP 11/2015

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/18/21.

Affiant Signature

11/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/19/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON