**NEW OWNER:**
**JAVIER BALDERAS RUBIO**
**1011 A & B SNOW AVENUE**
**MADISON, TN 37115** 536 NAWALA TRAIL
MADISON, TN 37115

**SEND TAX BILLS TO:**
FIRST NATIONAL BANK OF MIDDLE TENNESSEE
1700 N. MAIN ST.
SHELBYVILLE, TN 37160

**Map & Parcel**
**04302021.00 -TRACT 2**
**04302022.00 -TRACT 1**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 21-1980**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 764505 DEEDWARR
12/01/2021 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20211201-0158920

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Five Thousand and 00/100 Dollars ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAVIER BALDERAS RUBIO,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT 1:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 8A, containing 0.93 acres, more or less, Resubdivision of Lot 8, Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Plat Book 8250, Page 736, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

TRACT 2:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 8B, containing 1.27 acres, more or less, Resubdivision of Lot 8, Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Plat Book 8250, Page 736, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Limited Liability Company, by Warranty Deed from DIANE RABAGO, dated March 16, 2020, and of record in Instrument No. 20200407-0036547, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Scrivener's Affidavit, of record in Instrument No. 20200619-0065081, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1011 A & B SNOW AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 8250, Page 736, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of November, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 24th day of November, 2021.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-16-2022

NOTARY PUBLIC

My commission expires:_____

**********

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of November, 2021.

NOTARY PUBLIC

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

My commission expires: 1-6-25

**Certificate of Authenticity**

I, Holly A Mason, 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 11/24/21.

Affiant Signature

11/24/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.8.22