Karen Johnson Davidson County
Batch# 769670 DEEDWARR
12/08/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,148.85
20211208-0162590

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,500.00.

Francisco Balderas Rubio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2021.

D Paulsson
Notary Public
MY COMMISSION EXPIRES: 10-21-2024
File No. G21-14520

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Francisco Balderas Rubio and Antonia Landin Martinez (NAME)	New Owner (NAME)	041-04-0-061.00
1134 Cherbron Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	(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, **Abbey Mae McCasland, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Balderas Rubio and Antonia Landin Martinez, 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. 43 on the Plan of Dalemere Subdivision, Section 3, as shown on plat of record in Plat Book 3300, Page 6, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Abbey Mae McCasland, by Executor's Quitclaim Deed from Barbara Ann Collins, Personal Representative of the Estate of Eddie Jackson Webb, dated May 19, 2021 and recorded June 3, 2021 in Instrument No. 20210603-0074380; and being the same property previously conveyed to Eddie Jackson Webb and Barbara Jane Birdwell, as tenants in common with right of survivorship, by Quitclaim Deed from Anna Louise S. Webb, dated January 25, 2001 and recorded February 14, 2001 in Instrument No. 20010214-0014283, in the Register's Office of Davidson County, Tennessee.

The said Barbara Jane Birdwell having since predeceased Eddie Jackson Webb on October 20, 2009. The said Eddie Jackson Webb having since died testate on December 7, 2019 and by his Last Will and Testament filed under Docket No. 20P-196 in the Probate Court for Davidson County, Tennessee, he devised his property to Abbie May McCasland. Barbara Ann Collins was appointed Executor of the Estate of Eddie Jackson Webb by Order filed 2/11/2020 in the Probate Court for Davidson County, Tennessee.

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 1134 Cherbron Drive, Nashville, TN 37207.

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 2nd day of December, 2021.

Abbey Mae McCasland 12/2/21

Abbey Mae McCasland

STATE OF Colorado
COUNTY OF La Plata

On this 2nd day of December, 2021, before me personally appeared Abbey Mae McCasland, 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.

STERLING KYLE FARNSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184031897
MY COMMISSION EXPIRES 08/09/2022

Witness my hand, at office, this 2nd day of December, 2021.

Notary Signature
My commission expires: 8.9.2022

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Kristen Traini, 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 12/2/2021.
Date

Affiant Signature

12/3/2021
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 2nd day of December, 2021.

Notary's Signature

My Commission Expires: 10 21 2024
Date

Notary's Seal (if on paper)

