Karen Johnson Davidson County
Batch# 770507 DEEDWARR
12/09/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20211209-0163140

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8375

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2021

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
J. Reyes Acuna Barron 453 Benita Drive Nashville, TN 37211	NEW OWNER	133-15-0-013.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Robin Dick, f/k/a Robin Heard, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Reyes Acuna Barron and Elia Ponce, 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. 64 on the Plan of Highview Acres Subdivision of record in Plat Book 2331, Page 52, 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 Robert V. Milligan and wife, Joyce A. Milligan by Warranty deed from Thomas K. Guthrie, unmarried of record in Instrument No. 20080513-0049123 Register's Office for Davidson County, Tennessee, dated May 6, 2008 and recorded on May 13, 2008. (Value of consideration shown in aforementioned deed $108,000.00.)

Being the same property conveyed to Robin Heard, Unmarried by Quit Claim deed from Robert V. Milligan and wife, Joyce A. Milligan of record in Instrument No. 20140103-0000623 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on January 3, 2014. (Value of consideration shown in aforementioned deed $0.00.)

The said Robin Heard is now married to Joseph Dick and known as Robin Dick. Joseph Dick joins in this conveyance to convey any marital interest he may have on the property described herein The following is for informational purposes only:

Being also known as 334 Foxglove Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 334 Foxglove Drive, Nashville, TN 37211

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 so 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. 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.

Dated this the 30th day of November, 2021.

Robin Dick

Joseph Dick

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin Dick, (f/k/a **Robin Heard) and Joseph Dick** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of November, 2021.

MARGARET YOUNG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES 7/29/2024

Notary Public

My Commission Expires: _____

WARRANTY DEED

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 11/30/21.

Affiant Signature

12/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/3/21.

Notary's Signature

My Commission Expires:

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