Karen Johnson Davidson County
Batch# 771040 DEEDWARR
12/09/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20211209-0163320

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT211100403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$341,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
3rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

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

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Elaine Ragland **430 W. Old Hickory Blvd** **Madison, TN 37115**	New Owner	**042-12-0-58.00**

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, WE,

Angelina Guardado and Luis Villareal, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frances Elaine Ragland, a single woman

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 part of Lot Number 8, Map of Lots at Madison, Tennessee for W. W. Gray, of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee and further described as follows:

SAID part of Lot Number 8 fronts 100 feet, more or less on the northerly margin of said part of Old Hickory Boulevard west and runs back 123.6 feet, more or less on the westerly margin and 127 feet, more or less on the easterly margin to a dead line in the rear whereon it measures 100 feet.

BEING the same property conveyed to Angelina Guardado by Warranty Deed from American Consulting Corporation, dated 6/14/2006 and recorded 6/19/2006 in Instrument Number 20060619-0072759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **430 W. Old Hickory Blvd, 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. 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.

Witness our hands this 3rd day of December, 2021.

angelina guardado
Angelina Guardado

Luis R Villarreal
Luis Villareal

STATE OF TENNESSEE
COUNTY OF RUTHERFOR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angelina Guardado and Luis Villareal, wife and husband the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 3rd day of December, 2021.

Commission Expires: 4.15.25

Patricia A Nutt
Notary Public

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 12/3/21.

Affiant Signature

12/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/21.

Notary's Signature

My Commission Expires:

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