ADDRESS NEW OWNERS and
SEND TAX BILLS:
ABNER FUENTES and
AMBER C. FUENTES
1542 Neelys Bend Road
Madison, TN 37115

Karen Johnson Davidson County
Batch# 772498 DEEDWARR
12/13/2021 10:42:52 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20211213-0164551

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
062 00 0 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PAUL DOUGLAS RITTENBERRY AND MELBA ANNE BARRETT, CO-PRERSONAL REPRESENTATIVES OF THE ESTATE OF ANNE L. RITTENBERRY, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ABNER FUENTES and AMBER C. FUENTES, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Annie L. Rittenberry Lots 1542 Neelys Bend Road, as shown on the plat recorded as Instrument No. 20101007-0080617, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being a portion of the same property conveyed to Anne L. Rittenberry by Quitclaim Deed from Jerry A. Rittenberry, dated January 25, 1994 and recorded January 31, 1994 in Book 9235, Page 466, Register's Office for Davidson County, Tennessee. The said Anne L. Rittenberry having since died March 15, 2021. Pursuant to Petition to Probate Last Will and Testament and Granting of Letters Testamentary, dated April 20, 2021, filed April 23, 2021 as Case No. 21P848 in The Probate Court for Davidson County, Tennessee, the said Paul Douglas Rittenberry and Melba Anne Barrett were appointed Personal Representatives and are authorized to sign on behalf of the estate. Pursuant to the Last Will and Testament of the said Anne L. Rittenberry filed June 7, 2021 as Case No. 21P848 in the Probate Courtfor Davidson County, Tennessee, Paul Douglas Rittenberry, Melba Anne Barrett, Walton Garrett Rittenberry, Jerry Albert Rittenberry, Jr., and Martha Love Little were named as Devisees.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1542 Neelys Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of December, 2021.

The Estate of Anne L. Rittenberry

Paul Douglas Rittenberry, Co-Personal Representatives

The Estate of Anne L. Rittenberry

Melba Anne Barrett, Co- Personal Representatives

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Paul Douglas Rittenberry and Melba Anne Barrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged his/her self to be a Co-Personal Representatives of The Estate of Anne L. Rittenberry, the within named bargainor, an Estate, and that he/she as a Co-Personal Representatives, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by thenselves as a Co-Personal Representatives.

Witness my hand and seal at office, this 10 day of December, 2021.

NOTARY PUBLIC

MIRANDA BELOTE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 3.25.25
STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $725,000.00.

Emma McDaniel
AFFIANT

Subscribed to and sworn before me, this the 10 day of December, 2021.

NOTARY PUBLIC

ELIZABETH C MCDANIEL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires May 25, 2022

My Commission Expires: May 25, 22

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