ADDRESS NEW OWNERS and
SEND TAX BILLS:
DOROTHY J. NICHOLS

641 Hidden Acres Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 772500 DEEDWARR
12/13/2021 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20211213-0164554

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

MAP PARCEL NUMBER:
063 00 0 118.00

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, ABNER FUENTES and AMBER C. FUENTES, husband and wife, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DOROTHY J. NICHOLS, an unmarried woman , hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Neeley's Bend Acres, Section One, of record in Plat Book 4175, Page 140, in the Register's Office for Davidson County, Tennessee.
> Said Lot No. 2 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear.
> Being the same property conveyed to Abner Fuentes and Amber C. Fuentes, husband and wife, by Warranty Deed from Victor Wilfred Stuyvesant and wife, Florence Virginia Stuyvesant, dated March 29, 2017 and recorded March 31, 2017 in Instrument No. 20170331-0031527, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 641 Hidden Acres Drive, Madison, Tennessee 37115.

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

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

GRANTORS covenant with GRANTEE 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 GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 10 day of December, 2021.

ABNER FUENTES

AMBER C. FUENTES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ABNER FUENTES and AMBER C. FUENTES, the within named bargainors 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 at office this 10 day of December, 2021.

NOTARY PUBLIC

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
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 $499,900.00.

Emma McDaniel
AFFIANT

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

NOTARY PUBLIC

ELIZABETH C MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/25/2022

My Commission Expires: May 25, 2022

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