Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Name and Address of New Owner:
Alonso Carapia Moreno and Ma Guadalupe Saavedra Villagomez and Maria Concepcion Carapia
1013 Townley Drive
Madison, TN 37115

Send Tax Bills To:
FirstBank
722 Columbia Ave
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 778453 DEEDWARR
12/22/2021 11:36:11 AM 2 pgs
Fees: $13.00 Taxes: $2,178.56
20211222-0169165

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-03-0-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Newell T. Pursell, Jr. and Ronald H. Pursell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alonso Carapia Moreno and Ma Guadalupe Saavedra Villagomez, Husband and Wife and Maria Concepcion Carapia, an unmarried woman, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Pleasant Acres, Section Five, which is of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Westerly margin of Townley Drive at the corner of Lots 149 and 150; thence with the line between said lots, Westerly 189 feet to a corner of Lot 148; thence with the line between Lots 148 and 149, North- Easterly 209.62 feet to the Southerly margin of Townley Court; thence with the margin of the same Easterly 52.36 feet to a point and continuing with the margin of the same Southeasterly 136.4 feet to a point at the beginning of a curve; thence around said curve Southerly 29.77 feet to the Westerly margin of Townley Drive; thence with the margin of the same Southwesterly 146.49 feet to the point of beginning.

Being the same property conveyed to Harold H. Carter and wife, Mildred A. Carter by Warranty Deed from Ferriss C. Bailey, Trustee, of record in Book 84, Page 631, Register's Office for Davidson County, Tennessee, dated August 22, 1955 and recorded on August 25, 1955.

The said Harold H. Carter having since died, leaving Mildred A. Carter as the surviving tenant by the entirety.

Being the same property conveyed to Newell T. Pursell, Sr, and Mary Ann Pursell, Joint Tenants with Right of Survivorship, by Warranty Deed from Mildred A. Carter, window, of record in Book 7602, Page 657, Register's Office for Davidson County, Tennessee, dated July 15, 1988 and recorded on July 19, 1988. (Value or consideration shown in aforementioned deed $94,000.00.)The said Mary Ann Pursell having since died on October 4, 2020 leaving Newell Thomas Pursell, Sr., surviving tenant by the entirety. The said Newell T. Pursell, Sr., having since died on October 14, 2020 and according to Probate File No. 20P1991 in the Probate Court for Davidson County, Tennessee, said property vested in Newell Thomas Pursell, Jr., and Ronald H. Pursell, Heirs at Law. Affidavits of Heirship of record in Instrument No. 20211222-0169163 and Instrument No. 20211222-0169164, Register's Office for Davidson County, Tennessee.

Being also known as 1013 Townley Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

Newell T. Pursell, Jr

Ronald H. Pursell

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Newell T. Pursell, Jr., and Ronald H. Pursell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

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

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $588,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of December, 2021.

Notary Public
My commission expires: 8-20-24
File No. GNT-21-1939

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024