Karen Johnson Davidson County
Batch# 779085 DEEDWARR
12/23/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $944.24
20211223-0169571

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,200.00

Affiant

Subscribed and sworn to before me, this 20 day of December, 2021

Notary Public

My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Julio C. Molina**<br>**Teresa Ortega** | **New Owner** | **04310005700** |
| **820 N Dupont Ave** | | |
| **Madison, TN 37115** | | |

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 ACKNOWLEDGE, WE,

**Katherine Miles**

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

**Julio C. Molina and Teresa Ortega, 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,

TRACT NO. 1:

Beginning at a point in the western boundary line of Lot No. 1 on the Plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, 1008 feet northerly from the northerly margin of Old Hickory
Boulevard; thence with the western boundary line of said Lot No. 1, north 2 degrees east 200 feet to the southerly margin of Dupont Avenue, as shown on plan of the resubdivision of Lots Nos. 1 and 13, of the Anderson Estates, not of record; thence with the southerly margin of said Dupont Avenue, north 88 degrees 48' west 100 feet; thence south 2 degrees west 200 feet, more or less, to a point; thence north 88 degrees 32' east, parallel with the northerly margin of Old Hickory Boulevard, 100 feet to the point of beginning.

TRACT NO. 2:

Beginning at a point in the southerly margin of Dupont Avenue, North 88 degrees 48' West 200 feet from the Western boundary line of Lot No. 1 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, at its intersection with the southerly margin of Dupont

Avenue; thence South 2 degrees West 200 feet to a point; thence North 88 degrees 32' East, parallel with the Northerly margin of Old Hickory Boulevard, 100 feet to a point; thence North 2 degrees East 200 feet, more or less, to the southerly margin of Dupont Avenue; thence North 88 degrees 48' West, with the margin of said Avenue, 100 feet tot he point of beginning.

Being the same property conveyed to Jerry William Miles and wife, Katherine Miles, by Quitclaim Deed from Jerry William Miles, dated September 3, 2003, of record in Instrument No. 20030905-0130275, Register's Office for Davidson County, Tennessee. Jerry William Miles died on12/12/20 leaving Katherine Miles as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 820 N Dupont Ave, 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 in 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.

Katherine Miles Date: 12-20-21
Katherine Miles

_____ Date:_____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Katherine Miles, the within named Grantor(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, at office, this 20th day of December, 2021.

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

Certificate of Authenticity

I, Sarah Cole, 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 12/20/2021.

Date

Affiant Signature

12/20/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

My Commission Expires: 9-2-2024

Date

Notary's Seal (if on paper)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON