(1)

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Azucena Carmona Santos
3267 Luann Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel: 15009014800

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HESTER A. BOUCHER, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **AZUCENA CARMONA SANTOS, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Described land situated in Antioch, Davidson County, Tennessee, being Lot No. 25A of the Zone Lot Division of Lots 21 thru 30 Cherry Hills, Section 12, as of record in Plat Book 6250, page 466, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Hester A. Boucher, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington D.C., dated July 15, 1992, appearing of record in Book 8678, page 569, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 6436, page 642, amended in Book 6502, page 152 and more restrictions in Deed in Book 6208, page 973; Agreement with Columbia Gulf Transmission Co in Book 4550, page 876; and to any and all matters shown on said plat and survey of record in Plat Book 6250, page 466; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **AZUCENA CARMONA SANTOS, UNMARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 797192 DEEDWARR
01/31/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $647.13
20220131-0010723

202201310010723

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of January, 2022.

Hester A. Boucher

Hester A. Boucher

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Hester A. Boucher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 4th day of January, 2022.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/22/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,900.00, 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 4th day of January, 2022.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/22/2025

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **01/04/2022.**

Name: **Sheri Morgan**
Title: **President**
Date **01/19/2022**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **01/19/2022.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**