WARRANTY DEED

Karen Johnson Davidson County
Batch# 799626 DEEDWARR
02/03/2022 10:53:09 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220203-0012844

Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

STATE OF Williamson
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 05.05.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No.: HTF21-122680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Newsome	New owner	
(NAME)	(NAME)	
75 Whitsett Road		119-06-0-240.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($560,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, YURIS G. CRUZ AND MARIA MELGAR, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ARNELL NEWSOME, AN UNMARRIED MAN, 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, being Lot No. 3 on the Plan of First Addition, Bryant Heights, of record in Plat Book 2330, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yuris G. Cruz by Warranty deed from Hector Perez of record in Instrument No. 20040805-0094116, Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 05, 2004.

Maria Melgar joins in the conveyance to convey any marital interest in the said property, if any.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 75 Whitsett Road, Nashville, TN 37210

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this the 28th day of January, 2022

by William F. Hyde
Yuris G. Cruz as Attorney-in-fact
Yuris G. Cruz, by William F. Hyde, Attorney in Fact

by William F. Hyde
Maria Melgar as Attorney-in-fact
Maria Melgar, by William F. Hyde, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of January, 2022, before me personally appeared William F. Hyde to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Yuris G. Cruz and Maria Melgar who acknowledged they executed the same as the free act and deed of the said Yuris G. Cruz and Maria Melgar.

Witness my hand and official seal, this the 28th day of January, 2022.

Cheryl Buckingham
Notary Public

My Commission Expires: 05.05.2025

(SEAL)

