Karen Johnson Davidson County
Batch# 803120 DEEDWARR
02/10/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20220210-0015456

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

Affiant

Subscribed and sworn to me on 01/27/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Barreiro Christina Barreiro-Sabol 1966 Burke Hollow Rd Nolensville, TN 37135	SAME AS NEW OWNER	033-16-225.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nicholas Barreiro and Christina Barreiro-Sabol, married to each other, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 117-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being part of the same property conveyed to ALDEN HORTON, III and wife, Juli Horton, by Special Warranty Deed from RUTH M. LEMMONDS, dated June 17th, 2016 and recorded June 20, 2016, of record in Instrument No. 20160620-0062744, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 212 Nelson Court E, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 01/27/22.

Alden Horton, III

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/27/22, before me personally appeared Alden Horton, III and Juli Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/27/22.



NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, 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 January 27, 2022.

Affiant Signature

January 27, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this January 27, 2022, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024