Karen Johnson Davidson County
Batch# 823085 DEEDWARR
03/16/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20220316-0030754

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Erika Dias
Affiant

Subscribed and sworn to before me, this 8th day of March, 2022.

Notary Public
My commission expires:
1-11-26

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:
Erika Hernandez Diaz **Mauricio Godinez Perez**	New Owner	**03900016000**
7009 Old Hickory Blvd		
Whites Creek, TN 37189		

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,

Brandon Adams, Trustee of The 7009 Old Hickory Blvd Trust

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

Erika Hernandez Diaz and Mauricio Godinez Perez

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 part of the tract marked "Sold to R. D. Marshal" on the plan of the lands sold in the cause of Earthman v. McCord, et al, under Rule No. 38136 of the Chancery Court of Nashville, a copy of the plan of said land being of record in Plan Book 3, Page 16, of said Chancery Court and also being known as Tract No. 8, described according to a copy of the survey thereof by L.D. Justice, Surveyor, August 21, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the corner of Tracts 7 and 8; thence with the line between said tracts, North 28 degrees 09' East and 639 feet to the center line of Old Hickory Boulevard; thence with the center line of the same South 61' 51" West 100 feet to the beginning, containing 1.86 acres, more of less.

Being the same property conveyed to Brandon Adams, Trustee of The 7009 Old Hickory Blvd Trust, by Warranty Deed from Johnny Ray Hudgens, individually, and Belinda Gayle Bannister and Michael Wayne Hudgens, as tenants in common, dated February 10, 2022, of record in Instrument No. 20220223-0020390, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Johnny Ray Hudgens, individually, and Belinda Gayle Bannister and Michael Wayne Hudgens, as tenants in common, by Executor's Deed from Johnny Ray Hudgens, Executor of the Estate of Ruth O. Hudgens, dated May 29, 2019, of record in Instrument No. 20190531-0051988, in the Register's Office for Davidson County, Tennessee.

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 7009 Old Hickory Blvd, Whites Creek, TN 37189.

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.

_____ Date: 3-8-22
The 7009 Old Hickory Blvd Trust By Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 7009 Old Hickory Blvd Trust and that he is authorized by The Old Hickory Blvd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Erin Dias, 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 3-8-2022.

Date

Erin Dias

Affiant Signature

3-8-2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of March, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

