WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Ramiro Garcia Rz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-24

MJ-FSBO-22-4664

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ramiro Garcia Rodriguez and Maria S. Garcia	**NEW OWNER**	
(NAME) **4664 Fanning Dr.**	(NAME) 4616 Fanning DR	**148-12-0-146.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY ANN BARNES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMIRO GARCIA RODRIGUEZ AND WIFE, MARIA S. GARCIA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 135 on the Plan of Hazelwood, Section 6, of record in Book 3842, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 62.50 feet on the easterly margin of Fanning Drive and runs back between lines measuring 158.69 feet on the northerly side and 158.04 feet on the southerly side to a dead line in the rear on which it measures 62.50 feet.

Being the same property conveyed to Albert N. Barnes and wife, Evelyn Barnes by Warranty deed from R. B. Woodroof and wife, Margrette D. Woodroof of record in Book 4157, page 230, Register's Office for Davidson County, Tennessee, dated July 31, 1967 and recorded on July 31, 1967.

Said Evelyn Barnes having predeceased Albert N. Barnes, leaving Albert N. Barnes as surviving tenant by the entirety. Albert N. Barnes having since died on June 20, 2007 and bequethed said property to his daughter, Beverly Ann Barnes by Last Will and Testament of Record in instrument No. 20120614-0052329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4664 Fanning Dr., Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 833031 **DEEDWARR**
04/01/2022 10:17:08 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20220401-0037882

Witness my/our hand(s) this the 30 DAY OF MARCH, 2022.

Beverly Ann Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY ANN BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212