Karen Johnson Davidson County
Batch# 839283 DEEDWARR
04/13/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220413-0043159

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Jamelka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2022.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Powell-Indrizzo and Victor Indrizzo	Guaranty Home Mortgage Corporation	Parcel ID: 052-09-0-125.00
(NAME) 421 Bluegrass Avenue	(NAME) 525 Tribble Gap Road #1339	
(ADDRESS) Madison, TN 37115	(ADDRESS) Cumming, GA 30028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maria Muedas, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Diane Powell-Indrizzo AKA Jennifer Powell-Indrizzo and Victor Guy Indrizzo AKA Victor Indrizzo, Wife and Husband**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being the easterly 25 feet of Lot No. 23 and all of Lot No. 24 on the Map of Montague Park, as shown on plat of record in Book 421, page 141, Registers Office for Davidson County, Tennessee, said lot and part of lot front together 125 feet on the northerly side of Bluegrass Avenue and run back between parallel lines 187.5 feet to a dead line, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Paul R. McDowell, unmarried by Warranty Deed from Angeline A. Booher, dated December 20, 2002 and recorded December 26, 2002, of record in Instrument No. 20021226-0158874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Paul R. McDowell, unmarried, dated January 29, 2021 and recorded February 3, 2021, of record in Instrument No. 20210203-0015298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Muedas by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated January 22, 2021 and recorded February 4, 2021, of record in Instrument No. 20210204-0016255, Register's Office for Davidson County, Tennessee.

***** The spouse of Maria Muedas, Cesar Muedas, is not required to convey his right, title, interest, and marital interest to this property due to the fact that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The subject property was never used as the principal residence of the Grantor or her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 421 Bluegrass Avenue, Madison, TN 37115

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 our hands this 6th day of April, 2022

Maria Muedas

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this the 6th day of April, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 4/6/2022.

Date

Jamika Jones

Affiant Signature

04/07/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204130043159