Karen Johnson Davidson County
Batch# 846186 DEEDWARR
04/27/2022 09:59:48 AM 2 pgs
Fees: $13.00 Taxes: $1,259.85
20220427-0048416

WARRANTY DEED

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 5-12-22

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,500.00

Jay R. Baskerville
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2022

Elizabeth C McDaniel
Notary Public

MY COMMISSION EXPIRES: 5/12/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Carlos Ramirez Hernandez, unmarried man	Same as new owner.	15-14-80
(NAME)	(NAME)	
3104 Margie Drive		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220581

For and 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 acknowledged, I/we, **John C. Hargrove and wife, Eleanor Elizabeth Hargrove**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carlos Ramirez Hernandez, 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. :

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

BEING Lot No. 40 on the plat of William Hills Subdivision, Section 2, as of record in Plat Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John C. Hargrove, single man, by Warranty Deed from Christine Wickhorst, an unmarried woman, dated March 3, 2020, and filed of record in Instrument No. 20200305-0024605, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4576, page 846, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Eleanor Elizabeth Hargrove joins in this conveyance to convey any and all marital interest she may have.

John Christopher Hargrove executes this instrument in pursuant to Power of Attorney of record in Book _____, Page _____, said Register's Office.

20220427-0048415

Unimproved ☐

This is improved ☒ property, known as 3104 Margie Drive, Joelton, TN 37080
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of April, 2022

John C. Hargrove

Eleanor Elizabeth Hargrove by John Christopher Hargrove,
Attorney-in-Fact

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John C. Hargrove, 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, at office, this 26th of April, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared John Christopher Hargrove, 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 Eleanor Elizabeth Hargrove, and who acknowledged that he executed the same as the free act and deed of Eleanor Elizabeth Hargrove.

Witness my hand, at office, this 26th of April, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023