WARRANTY DEED

Karen Johnson Davidson County
Batch# 851737 DEEDWARR
05/06/2022 12:43:25 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20220506-0052544

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **250,000.00**

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
2nd day of May, 2022

Notary Public

MY COMMISSION EXPIRES:
8-21-2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

C22-092

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Aguilar and Sandra Aguilar	Same as owner	
2412 Mansker Dr		**02616003900**
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,WE, **Carlos Aguilar and Wife, Zoila M. Aguilar,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jorge Aguilar and Sandra Aguilar, Husband and Wife,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2412 Mansker Dr, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Mansker Meadows, Section II, as of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 125 feet on the Southwesterly side of Mansker Drive, and runs back 350 feet on the Northwesterly line and 405.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 137 feet.

Being the same property conveyed to Carlos Aguilar and Wife, Zoila M. Aguilar by Warranty Deed from Charles Franklin Sharpe, Jr. and Eric Edward Sharpe, Co-Executors of the Estate of Dora L. Sharpe, deceased and Charles Franklin Sharpe Jr. dated 06/05/2006 and filed for record on 06/08/2006 of record in Instrument No. 20060608-0068185, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **2412 Mansker Dr, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 2nd day of May, 2022.

Carlos Aguilar
Carlos Aguilar

Zoila Aguilar
Zoila M. Aguilar

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 2nd day of May, 2022.

Commission Expires: 3/1/25

Notary Public

