Karen Johnson Davidson County
Batch# 857186 DEEDWARR
05/17/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220517-0056824

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc.
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1255

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shelby Morgan Reyes and Michael Feuerstein 202 East Avenue Goodlettsville, TN 37072	New Owner	026-01-0-073.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jorge A. Santana, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Morgan Reyes and Michael Feuerstein, 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:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "E" on the Map of Roscoe Place, as of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly side of Hudson Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Betty J. Allen, a single person by Installment deed from Kenee Tinnon Ayers and husband Malcolm Ayers of record in Book 6357, page 894, Register's Office for Davidson County, Tennessee, dated August 10, 1984 and recorded on August 13, 1984.

Being the same property conveyed to Vickie C. Miller Heath by Quitclaim deed from Betty J. Allen a/k/a Betty Jean Allen, a single woman of record in Instrument No. 20060818-0101795 Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 18, 2006.

Being the same property conveyed to Betty J. Allen d/b/a Betty Jean Allen, a single woman by Quitclaim deed from Vickie C. Miller Heath, a single woman of record in Instrument No. 20091105-0102611 Register's Office for Davidson County, Tennessee, dated November 05, 2009 and recorded on November 05, 2009. (Value of consideration shown in aforementioned deed $0.00.) The said Betty Jean Allen having died on or about April 11, 2017, leaving a Last Will and Testament of Betty Jean Allen, recorded on May 24, 2017, in Instrument No. 20170524-0051407, said Register's Office. Reference is made to the limited proceeding for a muniment of title under Docket No. 2017PR-247, in the Probate Court for Sumner County, Tennessee at Gallatin, in which Joe Taylor was named as the sole devisee under the will.

Being the same property conveyed to Joe Taylor and wife, Bobbie Taylor by Quitclaim deed from Joe Taylor of record in Instrument No. 20170608-0057590 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 08, 2017. The said Joe Taylor having died on or about October 9, 2018, leaving Bobbie Taylor as surviving tenant by the entirety.

Being the same property conveyed to Jorge Santana by Warranty deed from Bobbie Taylor, unmarried of record in Instrument No. 20210203-0015915 Register's Office for Davidson County, Tennessee, dated February 1, 2021 and recorded on February 3, 2021.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 202 East Avenue, Goodlettsville, TN 37072

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 so 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.

Dated this the ~~4th~~ 5th day of May, 2022.

Jorge A. Santana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~4th~~ 5th day of April, 2022, before me personally appeared Jorge A. Santana, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 5th day of May, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/5/22.

Affiant Signature

5/9/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/9/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON