Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0142

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Karen Johnson Davidson County
Batch# 869390 DEEDWARR
06/10/2022 09:44:06 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20220610-0066159

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose C. Mota Galindo 284 Tusculum Rd Antioch, TN 37013	SWBC mtg 9311 San Pedro Ste 100 San Antonio, TX 78216	162-01-0A-002.00 CO

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,

Richard Harrison, Jon Ray Harrison, and Lawrence Brandon Harrison, heirs at law of Pamela Roberta Harrison

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

Jose C. Mota Galindo and Vernoica Ordonez Munoz, 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Hickory Glade, Phase I, of record in Book 6250, Page 889, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 95.67 feet on the northerly margin of Tusculum Road, and extends back 137.98 feet on the westerly line and 135.00 feet on the easterly line to a dead line in the rear, measuring 115.00 feet thereon.

BEING the same property previously conveyed to Robert R. Austin and wife, Hester Mae Austin by Warranty Deed from James T. Roland and wife, Jennifer P. Roland, dated 6/20/1988 and recorded 6/21/1988 in Book 7578, Page 179, Register's Office for Davidson County, Tennessee.

The said Robert R. Austin died on April 16, 2005, leaving the property vested solely in Hester Mae Austin. The said Hester Mae Austin died testate on December 30, 2011, and pursuant to her Last Will and Testament filed for Muniment of Title in Docket No. 18P-612 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), she devised the subject property to her daughter, Pamela Roberta Harrison.

BEING the same property conveyed to Pamela Roberta Harrison by Executor's Quitclaim Deed from Pamela Roberta Harrison, Executor of the Estate of Hester Mae Austin, dated 4/20/2018 and recorded 4/30/2018 in Instrument Number 20180430-0040158, Register's Office for Davidson County, Tennessee.

The said Pamela Roberta Harrison died intestate on November 1, 2021. Pursuant to Order of Intestate Administration filed 1/6/2022 in Docket No. 21P-2373 in the Second Circuit Court for Davidson County, Tennessee (Probate Division), her brother Richard Harrison was appointed as Administrator. Richard Harrison, Jon Ray Harrison, and Lawrence Brandon Harrison are the heirs at law of Pamela Roberta Harrison.

Affidavits of Heirship of record in Instrument No. 20220610-0066152, Instrument No. 20220610-0066153, Instrument No. 20220610-0066154, and Instrument No. 20220610-0066155 Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 20220610-0066156, Instrument No. 20220610-0066157, and Instrument No. 20220610-0066158, Register's Office for Davidson County, Tennessee.

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: 284 Tusculum Road, Antioch, TN 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 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 uses, 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 8th day of June, 2022.

Richard Harrison by Gary W. Temple, Attorney-In-Fact

Jon Ray Harrison by Gary W. Temple, Attorney-In-Fact

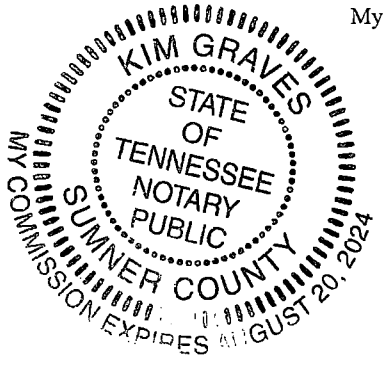
Lawrence Brandon Harrison by Gary W. Temple, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary W. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Richard Harrison and that he is authorized by Richard Harrison to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 8th day of June, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8.20.24

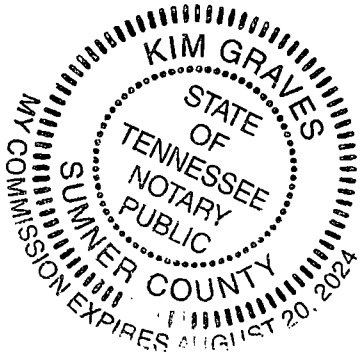


STATE OF TENNESSEE
COUNTY OF SUMNER

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Witness my hand and seal at Hendersonville, Tennessee, this 8th day of June, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8.20.24



STATE OF TENNESSEE
COUNTY OF SUMNER

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Witness my hand and seal at Hendersonville, Tennessee, this 8th day of June, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8.20.24

