Karen Johnson Davidson County
Batch# 873917 DEEDWARR
06/17/2022 03:52:55 PM 2 pgs
Fees: $13.00 Taxes: $511.90

20220617-0069990

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-HC-22-150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Cox	new owner	
(NAME)	(NAME)	052 01 0 021.00
150 Harris Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUAN PAREDES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER COX,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70, on the plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee. Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street and being the Northwest corner of this tract. Thence; with the Westerly line of Lot No. 70, 190.00' to an iron pin at a fence corner, Thence; Easterly 75.00' to an iron pin. Thence; Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. Thence; with the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS # 1638.

Being the same property conveyed to Juan Paredes, a married man, by Warranty Deed from The Frank L. Walden Revocable Living Trust U/T/A Dated 2-22-2002, Frank L. Walden, Trustee of record in Instrument No. 20070612-0070152, in the Register's Office of Davidson County, Tennessee, dated June 01, 2007 and recorded on June 12, 2007 and Deed of Correction recorded in Instrument No. 20071101-0129075. The above referenced property has never been the principal marital residence of the Grantor and his/her spouse.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Madison Realty Company's Subdivision, as recorded in Plat Book 547, Page(s) 164.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8766, Page 426.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **150 Harris Street, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF JUNE, 2022.

Juan Paredes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of June, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212