WARRANTY DEED

Karen Johnson Davidson County
Batch# 877701 DEEDWARR
06/24/2022 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220624-0072587

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

RACHEL MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Domingo Navarro-Rayo and Lucila Manzo-Garcia	New Owner	136-06-0-039.00
(NAME)	(NAME)	
3529 Colony Point West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221121

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, **Thomas Alvie Peterson, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Domingo Navarro-Rayo and Lucila Manzo-Garcia, 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. :

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

Being Lot No. 242 on the plan of Section Five, Priest Lake Park, of record in Plat Book 4460, pages 174-176, 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 Edward Odell Hendrixson, a single person, and Thomas Alvin Peterson, a single person by Special Warranty Deed from Household Financial Center, Inc., dated April 19, 2005, and filed of record in Instrument No. 20050616-0069182, and re-recorded in Instrument No. 20060208-0015477, Register's Office for Davidson County, Tennessee. The said Edward Odell Hendrixson died on or about 10/26/2009. Pursuant to Affidavit of Heirship of record in Instrument No. 20100126-0006469, said Register's Office, the said Edward Odell Hendrixson is survived by his children, Craig Henderson and Michelle Miller, his sole heirs at law.

Craig Henderson conveyed said property to Thomas Alvie Peterson by Quitclaim Deed dated December 24, 2009, and filed of record in Instrument No. 20100126-0006470, said Register's Office. Michelle Miller conveyed said property to Thomas Alvie Peterson by Quitclaim Deed dated December 29, 2009, and filed of record in Instrument No. 20100126-0006471, said Register's Office. Thomas Alvie Peterson conveyed said property by Quitclaim Deed to Thomas Alvie Peterson and Francisco H. Franco, joint tenants with right of survivorship, dated August 11, 2015 and filed of record in Instrument No. 20150819-0083339, said Register's Office. Francisco Franco conveyed said property to Thomas Alvie Peterson by Quitclaim Deed dated June 14, 2018 and filed of record in Instrument No. 20200416-0040096, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4698, page 969, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3529 Colony Point West, Nashville, TN 37217
(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 17th day of June, 2022

Thomas Alvie Peterson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Alvie Peterson, 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 17th of June, 2022.

Notary Public
My Commission Expires: 4/26/26



CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 17, 2022.

Affiant
Date: June 21, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of June 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON