**NEW OWNER:**
FELIPE CRUZ PERDOMO AYALA
432 LANDINGS WAY
MOUNT JULIET, TN 37122

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 22-0828**

**Map & Parcel**
**087020A042.00**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 879325 **DEEDWARR**
06/28/2022 10:15:46 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50



20220628-0074118

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Sixty-Five Thousand and 00/100 Dollars ($565,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES PHILLIP SIAS, JR., TRUSTEE OF THE GWENDOLYN MAY SIAS, SUPPLEMENTAL NEEDS TRUST,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **FELIPE CRUZ PERDOMO AYALA,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 68 on the Plan of Cobblestone Landing, Phase 1, of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES P. SIAS, by Quitclaim Deed from James P. Sias and Gwendolyn M. Sias, dated September 15, 2021, and of record in Instrument No. 20210920-0126226, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to James P. Sias and Gwendolyn M. Sias, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated December 8, 2006, and of record in Instrument No. 20061218-0155823, as corrected in Instrument No. 20061229-0160501, both in the Register's Office for Davidson County, Tennessee. James P. Sias is now deceased, having died married and testate on September 25, 2021 in Wilson County, Tennessee. For further reference to title, see probate of the Estate of James Philip Sias, Sr., of record in Docket No. 2021-PR-595, in the Probate Court for Wilson County,

Tennessee, at Lebanon, and Amended Order, of record in Instrument No. 20220210-0015326, in the Register's Office for Davidson County, Tennessee, whereby pursuant to his Last Will and Testament, the property herein was conveyed to James Phillip Sias, Jr., Trustee of the Gwendolyn May Sias, Supplemental Needs Trust, whereby the Trustee shall have the authority to sell the property as a part of the administration thereof.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **432 LANDINGS WAY, MOUNT JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. **20050822-0099471**, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of June, 2022.

GWENDOLYN MAY SIAS, SUPPLEMENTAL NEEDS TRUST

trustee

BY: JAMES PHILLIP SIAS, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES PHILLIP SIAS, JR., TRUSTEE OF THE GWENDOLYN MAY SIAS, SUPPLEMENTAL NEEDS TRUST**, 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 at office this 17th day of June, 2022.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$565,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2022.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025