WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2022.

_____
Notary Public

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: _____

Y-ROG-22-1009

Karen Johnson Davidson County
Batch# 893882 **DEEDWARR**
07/26/2022 11:40:13 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220726-0085277

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)
Hilario Guerrero	**New Owner**	
(NAME) **504 Due West Ave N.**	(NAME)	**051-01-0-041.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **KARA BRYANT, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HILARIO GUERRERO, MARRIED**, 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:

A certain real property in the County of Davidson, State of Tennessee, identified below.

Being the North 251 feet to Lot No. 71 on the unrecorded Map of Due West Valley Acres, in the 11th Civil District of said County, and described as follows:

Beginning at a point in the South margin of Due West Avenue, at the corner of Lots 71 and 72; said point begins 200 feet West of the Westerly margin of a 50 foot street; thence with the line between said lots, Southerly 251 feet to a point; thence Westerly 104 feet, more or less, to the line between Lots Nos. 70 and 71; thence with the line between said lots, Northerly 251 feet to the South margin of Due West Avenue; thence with the margin of the same, Easterly 100 feet to the point of beginning.

Being the same property conveyed to Roy L. Sears and wife, Mary E. Sears by deed from George E. Henderson and wife, of record in Book 3785, Page 628, said Register's Office.

Also included herewith is a portion of Lot No. 71 on the unrecorded plan of Due West Valley Acres in the 11th Civil District of said Davidson County, and described according to a copy of a survey made by H. R. Swann, Jr., Surveyor, as follows:
BEGINNING at a point 251 feet south of Due West Avenue, the same being the southwest corner of property conveyed to Ezra W. Midgett and Wife, to George E. Henderson and Wife, of record in Book 3617, page 541, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said property conveyed to George E. Henderson and wife, eastwardly 104 feet to a point in the dividing line between Lot No. 71 and 72; thence southwardly with the dividing line between Lot No. 71 and 72, 105 feet to a point; thence southwestwardly 47 feet to an iron pin; thence north-westwardly 87 feet to an iron pin in the dividing line between Lots 70 and 72; thence northwardly 30 feet to the point of beginning.

Being the same property conveyed to Roy L. Sears and wife, Mary E. Sears by deed from George E. Henderson and wife, of record in Book 3785, page 628, said Register's Office.

All of the above being the same property conveyed to James H. Langford and wife, Betty H. Langford of record in Book 4019, Page 733 in the Register's Office for Davidson County, Tennessee.

The said Betty H. Langford having since died on July 14, 2003 with her interest in the property vesting in James H. Langford as surviving Tenant by the Entirety.

The said James H. Langford having subsequently died intestate on November 17, 2015. His interest in the subject property vested at his death in Jama Lutcavich and Kara Bryant as his surviving heirs at law, as evidence by Affidavits of Heirship of Record in Instrument Numbers 20160107-0001522 and 20160107-0001521 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kara Bryant by Quitclaim Deed from Jama Lutcavich of record in Instrument No. 20200804-0085643 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on August 04, 2020.

Deed of Correction Quitclaim Deed correcting legal description of the above Quitclaim Deed filed of record in Instrument No. 20220726-0085276 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 7860, Page 191, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Due West Ave N, 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 22nd DAY OF JULY, 2022.

Kara Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA BRYANT, 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 22nd of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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