WARRANTY DEED

Karen Johnson Davidson County
Batch# 895178 DEEDWARR
07/28/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220728-0085950

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 11-12-2025

(AFFIX SEAL)

JALANIE STEVENSON
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Manuel Primero Morente	New Owner	
824 East Campbell Rd (NAME)	(NAME)	03315006000
Nashville TN 37115 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas Jones and wife Michelle Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuel Primero Morente, a single man and Simona Del Carmen Hernandez Ruiz, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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. 121, on the Plan of Primrose Acre, Section II, as shown on plat of record in Plat Book 2900, Page 43, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 121 fronts 168 feet on the southeasterly side of Campbell Road and extends back 210.4 feet on the northeasterly line and 317.5 feet on the southwesterly line to a broken line in the rear measuring 183.1 feet thereon.

Being the same property conveyed to Thomas R. Jones, married, by virtue of that certain Warranty Deed dated November 3, 2003, and being of record at Instrument No. 20031111-0164992 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 824 East Campbell Rd. Madison, TN 37115
(House Number) (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 we do 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 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 hand this 22nd day of July, 2022.

Thomas Jones

Thomas Jones

Michelle Jones

Michelle Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Thomas Jones and Michelle Jones**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2022.

Cheryl M Rodgers

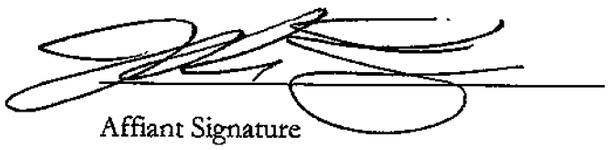
Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 July 22 2022.



Affiant Signature

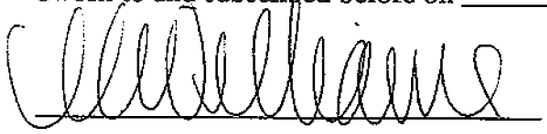
7/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/22.



Notary Public

My Commission Expires: 5.23.23

