288-22

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0320

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1 day of Aug 2022

Notary Public

Commission Expires: 1-19-25

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Javier Penaflor 140 Bluegrass Cir. Hendersonville, TN 37075	New owner	133-16-0A-009.00 CO

WARRANTY DEED

FOR AND IN 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,

Jimmy Justice and Sharon Justice, heirs at law of Jeffery James Justice and Jimmy Justice, Administrator of the Estate of Jeffery James Justice

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Javier Penaflor

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:

LAND in Davidson County, Tennessee, being Unit No. B-3, of Harding Glen Condominiums (formerly known as Barcelona Condominiums) created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6400, Page 801, as amended in Book 9397, Page 814, Book 11509, Page 965, Instrument No. 20070926-0114999, as corrected in Instrument No. 20171004-0101537, and Instrument No. 20180606-0054269, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Jeffery James Justice, unmarried, by Quitclaim Deed from Samuel J. Furrow, married and Jimmy J. Justice, married, dated 7/23/1997 and recorded 8/1/1997 in Book 10552, Page 433; and being the same property previously conveyed to Samuel J. Furrow, married and Jimmy J. Justice, married, by Quitclaim Deed from Mountaineer Leasing, a Tennessee General Partnership, consisting of Samuel J. Furrow and Jimmy J. Justice, dated 7/18/1997 and recorded 8/1/1997 in Book 10552, Page 431; and being the same property previously conveyed to Mountaineer Leasing, a Tennessee General Partnership, by Special Warranty Deed from First Tennessee Bank National Association, dated 12/28/1989 and recorded 2/16/1990 in Book 8047, Page 371, in the Register's Office of Davidson County, Tennessee. **See Page 3 for additional information

The said Jeffery James Justice having since died intestate on May 29, 2022, with his estate being probated under Case No. 22P1101 in the Probate Court for Davidson County, Tennessee. Jimmy Justice was appointed Administrator of the Estate by Letters of Administration. Jimmy Justice and Sharon Justice are the heirs at law of Jeffery James Justice, Affidavits of Heirship of record in Instrument No 202208020087883 and Instrument No 202208020087884, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 897364 DEEDWARR
08/02/2022 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $314.50
20220802-0087885

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 270 Tampa Drive, Unit B-3, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of July, 2022.

Estate of Jeffery James Justice

BY: _____
Jimmy Justice, Administrator

_____
Jimmy Justice

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy Justice, Administrator of the Estate of Jeffery James Justice,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 29th day of July, 2022.

_____
Notary Public
My Commission Expires: 8-20-2024

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20 2024

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy Justice,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 29th day of July, 2022.

_____
Notary Public
My Commission Expires: 4/5/2025

SHARON L. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Dated this the 29th day of July, 2022.

Sharon Justice

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Justice** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of July, 2022.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal) KIM GRAVES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20 2024

** See Report of Sale recorded 12/20/2016 in Instrument No. 20161220-0133335, said Register's Office, in which subject property was sold to Jerry Wimberly by Tax Sale. A Decree of Redemption was filed in the Chancery Court on 2/24/2017 but never recorded in the Register's Office. Jeffery James Justice therefore redeemed said property

by Decree of Redemption, a certified copy being recorded in Instrument No. _____202208020087882____, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, KIMBERLY MINTER, 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 1, 2021. Document Dated AUGUST 1, 2022.

Affiant Signature

Dated 8/1/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 1ST day of AUGUST 2022

Notary Signature

My Commission Expires: 4-17-23

Notary's Seal (if on paper)

