This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 904870 DEEDWARR
08/18/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220818-0093446

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 17th day of August, 2022.

Notary Public
My commission expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ana Garcia	New Owner	162-01-0C 053.00
623 Hickory Glade Ct		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY JANE PELZ, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANA ARMIJO GARCIA, AS SOLE OWNERSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 53, on the plan of Hickory Glade, Phase 2, of record in Book 6900, Page 41, in the Register's Office for Davidson County, Tennessee. to which reference is made for a more complete description.

Being the same property conveyed to Mary Jane Pelz, by deed dated 11/08/2013, from Clara M. Maurer, F.K.A. Clara D. Mathes, married, of record in Instrument No. 20131113-0117098, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 623 Hickory Glade Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18411-KR

Witness my hand this the 17th day of August, 2022.

Mary Jane Pelz

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jane Pelz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/17/22.

Affiant Signature

8/17/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

