WARRANTY DEED

Karen Johnson Davidson County
Batch# 918304 DEEDWARR
09/19/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220919-0104034

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Sameeka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leonardo Sanchez Garcia	Leonardo Sanchez Garcia	Parcel ID: 142 02 0 045.00
(NAME) 124 Cross Timbers Drive	(NAME) 124 Cross Timbers Dr	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randall Glenn Howington, Sr. and Randall Glenn Howington, Sr and John H. Nutt as Co-Executor's of the Estate of Bettie R. Howington**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonardo Sanchez Garcia, an unmarried man**, 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:

Certain tracts of land in Davidson County, Tennessee, described as follows:

Being Lot No. 61 on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 61 fronts 100 feet on the easterly margin of Cross-Timbers Drive and extends back 212.0 feet on the northerly margin and 185 feet on the southerly margin to a dead line in the rear measuring 85.65 feet thereon.

Being the same property conveyed to William Lamar Howington et ux Bettie R. Howington from Albert Darnell Mitchell et ux Wanda C. Mitchell by Warranty Deed dated April 30, 1973 and recorded on May 9, 1973 in Book 4705, Page 572, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas D. Steele, a one-half interest from Bettie R. Howington Hendon by Quitclaim Deed dated January 27, 1986 and recorded on January 29, 1986 in Book 6772 , Page 114, Register's Office for Davidson County, Tennessee. The said Thomas D. Steele, Trustee, convey unto Randall Glenn Howington, a one-half interest Book 6772 , Page 114 dated January 27, 1986 and recorded on January 29, 1986

Further being the same property conveyed to Bettie R. Howington Hendon from Randel Glenn Howington, a one-half interest by Quitclaim Deed dated May 21, 1991 and recorded on May 22, 1991 in Book 8357 , Page 41, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Randall Glenn Howington, Sr. and Bettie R. Howington from William Lamar Howington by Quitclaim Deed dated May 20, 2003 and recorded on July 30, 2003 in Instrument No. 20030730-0108136, Register's Office for Davidson County, Tennessee. The said Bettie R. Howington having died testate April 5, 2022, leaving Randall Glenn Howington, Sr and John H. Nutt as Co-Executor's pursuant to the terms of her Last Will and Testament, probated in Case No. 21P85, Davidson County Probate, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 124 Cross Timbers Drive, Nashville, TN 37221

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 our hands this 14th day of September 2022

Randall Glenn Howington, Sr.

Randall Glenn Howington, Sr and John H. Nutt as Co-Executor's of the Estate of Bettie R. Howington

BY: _____
Randall Glenn Howington, Sr., Co-Executor

BY: _____
John H. Nutt, Co-Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Randall Glenn Howington, Sr. and Randall Glenn Howington, Sr and John H. Nutt as Co-Executor's of the Estate of Bettie R. Howington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2022.

_____
Notary Public

My Commission Expires: 31724

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 9/14/2022.

Date

Jameika Jones
Affiant Signature

9/19/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19TH day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)