Karen Johnson Davidson County
Batch# 919109 DEEDWARR
09/20/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,715.80
20220920-0104621

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19748-DS

Prepared by:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $734,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2022.

Notary Public
My Commission Expires:
11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Justin Revoredo and Ana Revoredo 1041 Redmond Court Nashville, TN 37211	Justin Revoredo and Ana Revoredo 1041 Redmond Court Nashville, TN 37211	180-00-0-061.00

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,
JOHNNIE TRUESDALE, UNMARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JUSTIN REVOREDO AND ANA REVOREDO, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a concrete Monument found on the Northerly right of way line of Redmond court, said monument being the Southeasterly corner of the Mickey L. King subdivision (Plat Book 5190, page 303), and being the Southwest corner of this tract:

Thence, leaving said right of way of Redmond court, North 06 degrees 13 minutes 35 seconds East a distance of 546.53 feet to an existing iron pin found in the South line of Bruce Larry Roberts property, (Book 4625, page 564);Thence, with Roberts South Line, South 81 degrees 36 minutes 18 seconds East a distance of 86.95 feet to an iron pin set, This being the Southwest corner of Frank Jones property, (Book 4408, page 835); Thence, with said Jones Line, South 79 degrees 21 minutes 27 seconds East a distance of 157.34 feet to an iron pin found at common corner of tract A and B of this survey; Thence, with line between these tracts, South 06 degrees 17 minutes 02 seconds West a distance of 531.92 feet to an iron pin found in the North line of Rick Alcala (Book 7781, page 199), said pin being on a line extending the Northerly right of way of the aforementioned Redmond court; Thence along Alcala's North line joining the Redmond court right of way line, North 83 degree 35 minutes 17 seconds West a distance of 243.22 feet to the point of beginning, containing 3.02 acres, more or less, according to a survey by Kevin A. Edmonson, RLS 1515, dated March 04, 2016.

Being the same property conveyed to Johnnie Truesdale and Angela Truesdale, husband and wife by Warranty deed from Frances W. Taylor, a married woman of record in Instrument No. 20160622-0063659 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 22, 2016.

Being the same property conveyed to Johnnie Truesdale by Quit Claim deed from Angela Truesdale of record in Instrument No. 20200211-0015375 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 11, 2020.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 1041 Redmond Court, 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 20 day of September, 2022

Johnnie Truesdale

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Johnnie Truesdale, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained..

Witness my hand and official seal, this the 20 of September, 2022.

Notary Public

My Commission Expires:

(SEAL)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Certificate of Authenticity

I, Kirsten Virden, 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 9/20/22.

Kirsten Virden
Affiant Signature

9/20/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2022..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

