Karen Johnson Davidson County
Batch# 921338 DEEDWARR
09/26/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220926-0106264

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Montgomery
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

File Number: 22080682

ABIGAIL JOY O'BRIEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/21/2026
COUNTY OF MONTGOMERY

Subscribed and sworn to before me, this 20th day of September, 2022.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Fernando Diaz Ocampo and Irene Nova Barrera	New Owner	150-10-0-014.00
108 Cedarcroft Court		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly C. Bush as Executor of the Estate of Dianne Jones, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Fernando Diaz Ocampo and Irene Nova Barrera, both unmarried as tenants in common, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cherry Hills, Section 10-A of record in Plat Book 4860, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dianne F. Jones and Raymond O. Jones , A Married couple with rights of survivorship by Quitclaim deed from Dianne F. Jones of record in Instrument No. 20140701-0057683 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 01, 2014. Said Raymond O. Jones died on July 1, 2021 vesting Dianne F. Jones as surviving tenant. Said Dianne F. Jones died on May 25, 2022, and Letters Testamentary were issued to Kelly C. Bush as Executor by the Rutherford County, TN, Probate Court, Case No. 75PRI-2022-PR-444. An order on sale of real property entered into on July 12, 2022, appointed Kelly C. Bush as administrator of the Estate of Dianne Jones, to sale said property. Dianne F. Jones and Dianne Jones are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Cedarcroft Court, 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 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 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 20th day of September, 2022.

Estate of Dianne Jones

BY: Kelly C. Bush
Kelly C. Bush, Executor

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelly C. Bush with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Dianne Jones and is authorized per the Letters of Testamentary issued by the Rutherford County, Tennessee Probate Court , to sign as Executor of said Estate.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of September, 2022.

Danielle Marie Crane
Notary Public at Large
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

Tennessee Certification of Electronic Document

I, Katrina Wall, 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 9/21/22 (date of document).

Affiant Signature

9/22/22
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 22nd day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04/21/2026

NOTARY'S SEAL

