Karen Johnson Davidson County
Batch# 923003 DEEDWARR
09/29/2022 10:01:35 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220929-0107530

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000.00. **Affiant** Subscribed and sworn to before me this 28 day of September, 2022. Notary Public My Commission Expires: 1-2-23

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ricky and Emma Moreno 6729 Birchbrook Drive Nashville, TN 37013	NEW OWNER	176-05-0A-027.00 CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, MICHELLE CHEUVRONT, EXECUTRIX OF THE ESTATE OF ANGELA KAY JAMES hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICKY GABRIEL MORENO AND EMMA MORENO, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled Hickory Woods Estates Section "C", of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANGELA K. JAMES, UNMARRIED, by deed from MIKE ALEXANDER AND WIFE, DONNA ALEXANDER, of record in Instrument No. 20111230-0101956, dated December 23, 2011, said Register's Office. The said ANGELA K. JAMES, being one and the same person as ANGELA KAY JAMES, died testate on or about December 23, 2021. Pursuant to the terms of the Will of ANGELA KAY JAMES of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 22P-683, said property is to be administered as part of the probate estate.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in in Book 7857, page 94, rerecorded in Book 7876, page 75, Book 9678, Page 187, amended in Book 9764, Page 44, and in Instrument No. 20001207-0120450, Register's Office for Davidson County, Tennessee.

4. Hickory Woods Estates Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, amended in Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee.

5. Hickory Woods Estates Homeowners Association Architectural Review Committee of record in Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement of record in Book 9632, Page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6729 Birchbrook Drive, Nashville, 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 and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand effective as of the 28th day of September, 2022.

Michelle Cheuvront, Executrix of the Estate of Angela Kay James

MICHELLE CHEUVRONT, EXECUTRIX OF THE
ESTATE OF ANGELA KAY JAMES

STATE OF Illinois)
COUNTY OF Vermilion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE CHEUVRONT, EXECUTRIX OF THE ESTATE OF ANGELA KAY JAMES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2022.

Notary Public

My Commission Expires: 3/3/25

OFFICIAL SEAL
JEFFERY L FAUVER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/3/25