Karen Johnson Davidson DEEDWARR
Batch# 927427 2 pgs
10/11/2022 11:05:47 AM
Fees: $13.00 Taxes: $1,287.60

20221011-0111271

WARRANTY DEED

CRUZ-H22251

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF October, 2022.

Bonnie L Noad
Notary Public

(Affix Seal)

My Commission Expires: 5.20.2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yansi Landaverde Hernandez and Hugo Cruz	NEW OWNERS	43-2-81
621 May Court South	621 May Court South	
Madison, TN 37115	Madison, TN 37115	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BILLY E. HINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto YANSI LANDAVERDE HERNANDEZ AND HUGO CRUZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 76 on the Plan of Farview, Section 3, of record in Book 3700, page 113, Register's Office for said County. Said lot fronts 87 feet on the southerly side of May Court South as measured around a curve and extends back 183.1 feet on the westerly line and 114 feet on the easterly line to a broken line in the rear and measures 132.1 feet thereon.

Being same property conveyed to Billy E. Hinson and wife, Patricia A. Hinson by deed from Jones Lumber Company, Incorporated dated 1/21/1970 and filed for record on 1/22/1970 in RB 4392, Page 854 in Register's Office for Davidson County, Tennessee.

Patricia A. Hinson having since died on 01/15/2022.

Durable POA for Billy E. Hinson appointing Jeffrey Wayne Yant of record in Instrument # 20211112-0151209

( ) unimproved
This is (X) improved property known as 621 May Court South, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 6th day of October, 2022 :

Billy E. Hinson by Jeffrey Wayne Yant POA
Billy E. Hinson by Jeffrey Wayne Yant, POA
of Record instrument 20211112-0151209

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jeffrey Wayne Yant, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Billy E. Hinson, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Billy E. Hinson for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 6 day of October, 2022.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023