Karen Johnson Davidson County
Batch# 933645 DEEDWARR
10/25/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221025-0115749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 450,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
~~20th~~ 25 day of October, 2022

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES:
03/01/2025
(Affix Seal)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Guicel Gomez Martinez and Victor Hugo Dubon Dubon	New Owner	
612 Menees Ln		**06300011600**
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Shirley Kleber, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jennifer Guicel Gomez Martinez and Victor Hugo Dubon Dubon, Wife and Husband** ,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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 612 Menees Ln, Madison, Madison, TN 37115. Said property is being described as follows:

Certain Real Estate in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. Harvey Gee, Surveyor, 09/16/1968, as follows:

Beginning at an iron pin on the Northerly margin of Menees Lane at the Southeast corner of the property conveyed to Robert E. Henderson and Wife, by deed from Ruby Key and Husband, of record in Book 2452, Page 489, Register's Office for said County; thence with Henderson's Easterly line and a fence, North 3 degrees 13' East 701.6 feet to an iron pin in the Southerly line of A.C. Williams property; thence with Williams Southerly line, South 88 degrees 24' 50" East 188 feet to an iron pin; thence South 3 degrees 13' 30" West 696.2 feet to an iron pin in the Northerly margin of said Lane; thence with said Lane, South 89 degrees 52' 40" West 188 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Shirley Kleber by Quitclaim Deed from Mamie Aline Hunter, Unmarred dated 06/23/2021 and filed for record on 06/282021 of record in Instrument No. 20210628-0087305 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **612 Menees Ln, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully scized and possessed of said land in fee simple, have a good right to convey it and the same is uncncumbered, 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 20th day of October, 2022.

Shirley Kleber

Shirley Kleber

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shirley Kleber** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2022.

Commission Expires: 01-31-2024

Notary Public

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024

Certificate of Authenticity

I, Jennifer Russell, 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 10/20/2022.

Date

Jennifer Russell

Affiant Signature

10/25/2022

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 25th day of October, 20 22.

D Paulsson

Notary's Signature

My Commission Expires: 10 21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER