Karen Johnson Davidson County
Batch# 938977 DEEDWARR
11/08/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20221108-0119801

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $220,000.00.

Jennifer Russell
Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn before me this the 7th day of ~~October,~~ 2022.

Notary Public
My commission expires: 10/21/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura Estefania Sanabria Quint	New owner	162-01-0A 034.00
402 Hickory Glade Drive		
Nashville, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul Elam Heffington, Successor Trustee of the REX TULLOSS MABRY LIVING TRUST DATED MARCH 5, 2018, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA ESTEFANIA SANABRIA QUINTERO, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Unit No. 34, on the Plan of Phase I, Hickory Glade, of record in Plat Book 6250, page 889 in the Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description.

Being the same property conveyed to Rex Tullos Mabry, Trustee, or his successors in interest, of the Rex Tullos Mabry Living Trust dated March 5, 2018, and ant amendments thereto, by deed dated 03/05/2018, from Rex T. Mabry, unmarried, of record in Instrument No. 20180307-0021517, Register's Office for said County.

Also being the same property conveyed to Rex T. Mabry, unmarried, by deed dated 08/31/1998, from F. Pauline Smith and Debbie Jo Stafford, both unmarried, as joint tenants with rights of survivorship, of record in Book 11119, page 337, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 402 Hickory Glade 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, successors and/or 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 successors, 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 the 18th day of October, 2022.

Rex Tulloss Mabry Living Trust dated March 5, 2018

BY _____ Trustee
Paul Elam Heffington, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul Elam Heffington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Successor Trustee of the within named bargainor, Rex Tulloss Mabry Living Trust dated March 5, 2018, and that he, as such Successor Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Rex Tulloss Mabry Living Trust dated March 5, 2018 by the said Paul Elam Heffington as such Successor Trustee.

Witness my hand and official seal this 18 day of October, 2022.

My Commission Expires:

12/30/24

_____
Notary Public

MARK BELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 10/18/2022.
Date

Jennifer Russell
Affiant Signature

11/7/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 7 day of November, 2022.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)