Karen Johnson Davidson County
Batch# 946363 DEEDWARR
12/01/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20221201-0125656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

William E. Gorres
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER 2022.

Notary Public

MY COMMISSION EXPIRES: 11/07/2026
(AFFIX SEAL)

DM-HC-22-0150

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Freddy Torres		
(NAME)	(NAME)	
150 Harris Street	**Same**	**052 01 0 021.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Same**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HEATHER COX, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDDY TORRES, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee. Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street and being the Northwest corner of this tract, Thence; with the Westerly line of Lot No.70, 190.00' to an iron pin at a fence corner, Thence; Easterly 75.00' to an iron pin. Thence; Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. Thence; with the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS # 1638.

Being the same property conveyed to Heather Cox, by Warranty Deed from Juan Paredes, a Married Man, of record in Instrument No. 20220617-0069990, in the Register's Office of Davidson County, Tennessee, dated June 14, 2022 and recorded on June 17, 2022.

Being the same property conveyed to Juan Paredes, a Married Man, by Warranty Deed from The Frank L. Walden Revocable Living Trust U/T/A Dated 2-22-2002, Frank L. Walden, Trustee, of record in Instrument No. 20070612-0070152, in the Register's Office of Davidson County, Tennessee, dated June 01, 2007 and recorded on June 12, 2007.; as corrected in in Instrument No. 20071101-0129075 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Madison Realty Company's Subdivision, as recorded in Plat Book 547, Page(s) 164.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8766, Page 426.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **150 Harris Street, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend tha title to the said land to the said GRANTEE(S), 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 the 30 DAY OF NOVEMBER, 2022.

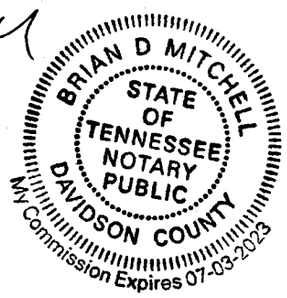
Heather Cox by Carolyn Lawrence as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN LAWRENCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HEATHER COX, and who acknowledged he/she/they executed the same as the free act and deed of the said HEATHER COX.

Witness my hand and official seal, this the 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 11/30/2022 (date of document).

Affiant Signature

Date 11/30/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2025

