Karen Johnson Davidson County
Batch# 956966 DEEDWARR
01/03/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $464.35
20230103-0000027

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 22-17854C

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jorge Acevedo (NAME)	New Owner (NAME)	63-7.00
208 Cude Lane (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kleancor Limited Partnership, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Acevedo,** 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:

A certain tract or parcel of land in the Eleventh, formerly the Nineteenth Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., May 25, as follows:

BEGINNING at a point in the westerly margin of Neely's Bend Road at the southeast corner of the property conveyed to Erby S. Peeler and wife, Joyce Gray Peeler, by deed from Clara Ethel Huffines, Joyce Huffines Smith and Opal Huffines Allen, of record in Book 2651, Page 355, Register's Office for said County; thence with the margin of said road south 19 degrees 30' east 48 feet to a point, the northeast corner of the property conveyed to Troy C. Pace, by deed from Ethel Huffines, a widow, of record in Book 2652, Page 291, said Register's Office; thence south 77 degrees 6' West 274 feet, more or less, to a point; thence north 14 degrees 29' west 48 feet, more or less to a point; thence north 75 degrees 42' east 280 feet, more or less to the point of beginning.

Being the same property conveyed to Kleancor Limited Partnership by Warranty Deed from Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, of record in Instrument No. 20171120-0119058, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1536 Neelys Bend Road, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29 day of December, 2022.

Kleancor Limited Partnership

By: _____
Carlos Reyes, General Partner

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carlos Reyes, General Partner of Kleancor Limited Partnership, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

Witness my hand, at office, this 29th day of December, 2022.

_____
Notary Signature
My commission expires: 09/08/2025

Notary Public State of Florida
Brandey Barton
My Commission
HH 173143
Exp. 9/8/2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-29-22 (date of document).

Affiant Signature

12-29-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY