Karen Johnson Davidson County
Batch# 958098 DEEDWARR
01/05/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20230105-0000994

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$255,000.00**

Subscribed and sworn to before me this 3rd day of January, 2023.

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Willie Pointer **229 Manzano Road** **Madison, TN 37115**	Same as new owner.	**052-04-0-078.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby **VIRGILIO B. RUFO AND WIFE, ARELI D. RUFO**, have this day bargained and sold, and do hereby transfer and convey unto the said **WILLIE POINTER, UNMARRIED MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 2 Arrowhead Estates of record in Plat Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virgilio B. Rufo and wife, Areli D. Rufo by Warranty deed from Janice T. Fischer of record in Book 8817, page 490, Register's Office for Davidson County, Tennessee, dated December 16, 1992 and recorded on December 18, 1992.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 21st day of December, 2022.

Virgilio B. Rufo
VIRGILIO B. RUFO

Areli D. Rufo
ARELI D. RUFO

STATE OF Texas
COUNTY OF Hidalgo

Personally appeared before me, Sonia Perales, a Notary Public in and for said County and State, **VIRGILIO B. RUFO,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Weslaco (city), TX (state), this the 21st day of December, 2022.

My Commission Expires: 12/12/2026
NOTARY PUBLIC

SONIA MARIA PERALES
Notary ID #131824695
My Commission Expires
December 12, 2026

STATE OF Texas
COUNTY OF Hidalgo

Personally appeared before me, Sonia Perales, a Notary Public in and for said County and State, **ARELI D. RUFO,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Weslaco (city), TX (state), this the 21st day of December, 2022.

My Commission Expires: 12/12/2026
NOTARY PUBLIC

SONIA MARIA PERALES
Notary ID #131824695
My Commission Expires
December 12, 2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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].

Devin Park

AFFIANT SIGNATURE

1/5/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 5 day of January, 2023.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

