WARRANTY DEED

Karen Johnson Davidson County
Batch# 958157 DEEDWARR
01/05/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20230105-0001067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Keegan McCue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Santos Mejia Ajualip 923 N Graycroft Ave Madison, TN 37115	Same as new owner	042 03 0 033.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stewart N. Hays**, unmarried hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Santos Mejia Ajualip, un unmarried man and Deisy Rossmery Mejia Ceballos**, a married woman as tenants in common with right of survivorship hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the map of Primrose Acres Subdivision, on record in Book 2663, Page, 107, in the Register's Office for Davidson County, Tennessee, to which the plat reference is made for a more complete legal description of the said property.

Said Lot No. 51 fronts 170 feet on the Northerly side of Graycroft Avenue, now known as North Graycroft Avenue and runs back 235.6 feet on the Westerly line and 242.0 feet on the Easterly line to a dead line in the rear measuring 170.5 feet thereon.

Being the same property conveyed to Stewart N. Hays et ux Shirley D. Norris by Warranty Deed from Gladis B. Norris et ux Ruby D. Norris, dated 01/11/1977, of record in Book 5105, Page 329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stewart N. Hays by Quitclaim Deed from Shirley R. Smith aka Shirley R. Hays, dated 03/01/1982, of record in Book 5863, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 923 N Graycroft Ave, Madison, 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. 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 ~~27th~~ 22nd day of December, 2022.

Stewart N. Hays

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stewart N. Hays with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~27th~~ 22nd of December, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 22, 2022**.

Affiant Signature

January 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of **January**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

