Karen Johnson Davidson County
Batch# 959621 DEEDWARR
01/10/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20230110-0002131

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-12-2024

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Perla D. Aguilar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2023.

Notary Public
My Commission Expires:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Matthew S. Carrere and Perla D. Aguilar 4828 Bowfield Dr Antioch, TN 37013	Matthew S. Carrere and Perla D. Aguilar 4828 Bowfield Dr Antioch, TN 37013	Tax Map(s): 149-13 Parcel(s): 037.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
TRACEY DEBOER, EXECUTRIX AND HEIR; ANNETTE GRIFFIN, HEIR AND JANET CHAPMAN, HEIR OF THE ESTATE OF JOAN B. JACOBS,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MATTHEW S. CARRERE, A SINGLE PERSON AND PERLA D. AGUILAR, A SINGLE PERSON AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A 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. 178 on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39, 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 W.C. Jacobs and wife, Joan B. Jacobs, by Warranty Deed from O.W. Cooper and wife, Helen B. Cooper, dated 10/4/1967 and recorded 10/9/1967 in Book 4178, Page 941, in the Register's Office of Davidson County, Tennessee. The said W.C. Jacobs having since predeceased Joan B. Jacobs. The said Joan B. Jacobs having since died testate on September 26, 2022, with her estate being probated under Case No. 22P-2245, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament filed 1/4/2023 in the Probate Court for Davidson County, Tennessee, she devised her real property to Tracey DeBoer, Annette Griffin and Janet Chapman. The said Tracey DeBoer having been appointed Executrix of the Estate of Joan B. Jacobs by Order filed 1/4/2023 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4828 Bowfield Dr, Antioch, 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9 day of January, 2023

Estate of Joan B. Jacobs

BY: Tracey DeBoer
Tracey DeBoer, Executrix

BY: Tracey DeBoer
Tracey DeBoer, Heir

BY: Annette Griffin
Annette Griffin, Heir

BY: Janet Chapman
Janet Chapman, Heir

State of Tennessee

County of Rutherford

Before me, the Undersigned, of the state and county mentioned, personally appeared Tracey DeBoer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Joan B. Jacobs, the within named bargainor, an Estate and that such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix.

Witness my hand, at office, this 9 day of January, 2023.

Notary's Signature
Seal

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

My commission expires:_____

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Tracey DeBoer, Annettte Griffin and Janet Chapman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal, this the 9 of January, 2023.

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Aimee Cain, 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 January 9, 2023.

Date

Aimee Cain

Affiant Signature

January 10, 2023

Date

State of Tennessee

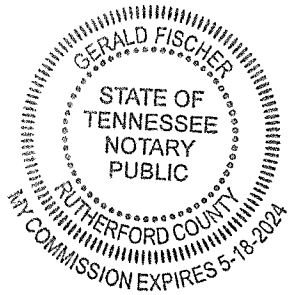
County of Rutherford

Sworn to and subscribed before me this 10 day of January, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date



Notary's Seal (if on paper)