THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 960255 DEEDWARR
01/11/2023 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20230111-0002394

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Antanacio Estrada Rayo and Elvira Samano Bustillos 2913 High Rigger Drive Nashville, TN 37217	New Owners 2913 High Rigger Dr. Nashville, TN 37217	150-03-0-005.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Russell Allen Whitman, III, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Antanacio Estrada Rayo and Elvira Samano Bustillos, a married couple**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING LOT NO. 5 ON THE PLAN OF HARBOUR TOWN VILLAGE, SECTION 2 OF RECORD IN PLAT BOOK 4675, PAGE 146 AND 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being a part of the same property conveyed to Russell Allen Whitman, III, a single person by Warranty Deed from Joel W. Bryant and spouse, Maria Elena Bryant of record in Book 8944, page 517, dated April 22, 1993 and recorded on May 11, 1993, and part of the same being further conveyed to Russell Allen Whitman, III, unmarried and Joretta Z. Holmes, unmarried by Quit Claim Deed from Russell Allen Whitman, III of record in Instrument number 20021226-0158606 dated December 19, 2002 and recorded on December 26, 2002, and Being the same property further conveyed to Russell Allen Whitman, III, unmarried by Quit Claim Deed from Joretta Z. Holmes, Unmarried of record in Instrument number 20041202-0143594, dated November 17, 2004 and recorded on December 2, 2004, Register's Office for Davidson County, Tennessee.

This is property commonly known as 2913 High Rigger Drive, Nashville, TN 37217*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 9TH **day of January, 2023:**

Russell Allen Whitman III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell Allen Whitman III,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9TH day of **January, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$294,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10 DAY OF **January, 2023:**

Notary Public

My Commission Expires: 9/7/2023

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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.

Affiant Signature

1/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026