Karen Johnson Davidson County
Batch# 964081 DEEDWARR
01/24/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20230124-0005525

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0500

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23 day of January, 2023

Notary Public

Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MELANIE WHITE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose B. Alarcon-Herrea 4053 Buena Vista Pike Nashville, TN 37218	New Owner	059-10-0-078.00

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,

Jay L. Hedgpeth, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose B. Alarcon-Herrera and Lesvia L Ruiz Ortiz, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Haynes Estates, Section One of record in Plat Book 3700, Page 127, 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 Jay L. Hedgpeth, unmarried, by Warranty Deed from Jerry Drake, married, dated 10/6/2015 and recorded 10/8/2015 in Instrument No. 20151008-0102668, Register's Office 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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 4053 Buena Vista Pike Nashville, TN 37218.

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 so 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 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 11 day of January, 2023.

Jay L. Hedgpeth

STATE OF Arizona
COUNTY OF Gila

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay L. Hedgpeth** 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 385 N. Broad St Globe, Az 85501
this 11 day of January, 2023.

Carol Dial
Notary Public
My Commission Expires: 05/16/2026

CAROL DIAL
Notary Public - State of Arizona
GILA COUNTY
Commission # 628253
Expires May 16, 2026

(Notary Seal)

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 1/23/23.

Affiant Signature

1/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25