Karen Johnson Davidson County
Batch# 966503 DEEDWARR
02/02/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230202-0007797

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-93

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of February, 2023

Notary Public

Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Mendez Rufino 5209 Raywood Lane Nashville, TN 37211	New Owner	161-08-0-032.00

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,

Suzanne Dabbs Reeves, a single woman

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

Jose Mendez Rufino a Single man

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. 8 on the Plan of Southwood Subdivision of record in Plat Book 2663, Page 125-126, 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 Guss G. Dabbs and wife, Joyce L. Dabbs by Warranty deed from Hillview Company of record in Book 2998, page 169, Register's Office for Davidson County, Tennessee, dated December 18, 1959 and recorded on December 23, 1959. (Value or consideration shown in aforementioned deed $11,950.00.) Joyce L. Dabbs having since died on April 7, 2012. Guss G. Dabbs having since died on November 17, 2019, leaving a Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 19P2224.

Being the same property conveyed to Suzanne Dabbs Reeves aka Suzanne LaRue Reeves by Executor's Special Warranty deed from Douglas Clark Dabbs as duly appointed and serving Executor of the Estate of Guss Gobelet Dabbs, a married man of record in Instrument No. 20200623-0067609 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 23, 2020.

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: 5209 Raywood Lane, Nashville, TN 37211

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 used, 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 28 day of January, 2023.

Suzanne Dabbs Reeves
Suzanne Dabbs Reeves

STATE OF Alabama
COUNTY OF ~~Madison~~

On this 28 day of January, 2023, before me personally appeared Suzanne Dabbs Reeves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of January, 2023.

Ayesha Ibrahim
Notary Signature
My commission expires: 10-20-2025

My Commission Expires
October 20, 2025

AYESHA IBRAHIM
Notary Public
Alabama State at Large

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Jan 28, 2023.

Affiant
Date: ~~January~~ Feb 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of ~~January~~ Feb 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY