Karen Johnson Davidson County
Batch# 972727 DEEDWARR
02/21/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,086.51
20230221-0012194

C. ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Baltazar Barrera and Felipe Mejia	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
375 Davids Way	375 Davids way	16213009400
(ADDRESS)	(ADDRESS)	
La Vergne TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hillsdale College of Hillsdale Michigan, Trustee of The John & Glenda Palmer Charitable Remainder Unitrust** . HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Baltazar Barrera and Felipe Mejia**, 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:

Being Lot No. 33 on the Plat of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 33 fronts 60.61 feet on the Westerly margin of Cedarview Drive and extends back 155.0 feet to the Southerly line and 158.18 feet on the Northerly line, to a line on the rear on which it measures 92.17 feet.

Being the same property conveyed to Hillsdale College of Hillsdale, Michigan, Trustee of the John and Glenda Palmer Charitable Remainder Unitrust, by virtue of that certain Quit Claim Deed dated September 22, 2022, and being of record at Instrument No. 20221004-0109455, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to John L. Palmer and Glenda B. Palmer by virtue of Warranty Deed dated November 21, 1975 at Book 4975, Page 31 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 258 Cedarview Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of February, 2023.

The John and Glenda Palmer Charitable Remainder Unitrust, By Hillsdale College, a Michigan Not For Profit Corporation, Trustee

By:

Patrick H. Flannery, Treasurer

LeAnn E. Creger, Controller

STATE OF Michigan
COUNTY OF Hillsdale

Before me, a Notary Public of said County and State, personally appeared **Patrick H. Flannery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Treasurer** of **Hillsdale College, a Michigan Not For Profit Corporation, Trustee of The John and Glenda Palmer Charitable Remainder Unitrust** the within named bargainer, and that he/she as such **Treasurer**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Hillsdale College, a Michigan Not For Profit Corporation, Trustee of The John and Glenda Palmer Charitable Remainder Unitrust** by himself as Treasurer.

WITNESS my hand and official seal at office this 7th day of February, 2023.

Notary Public

My Commission Expires: 6/9/25

VERONICA AREVALO NOTARY PUBLIC HILLSDALE COUNTY STATE OF MICHIGAN MY COMM. EXPIRES 6/9/25

STATE OF Michigan
COUNTY OF Hillsdale

Before me, a Notary Public of said County and State, personally appeared **LeAnn E. Creger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Controller** of **Hillsdale College, a Michigan Not For Profit Corporation, Trustee of The John and Glenda Palmer Charitable Remainder Unitrust** the within named bargainer, and that she as such **Controller** executed the foregoing instrument for the purposes therein contained, by signing the name of **Hillsdale College, a Michigan Not For Profit Corporation, Trustee of The John and Glenda Palmer Charitable Remainder Unitrust** by herself as **Controller**.

WITNESS my hand and official seal at office this 7th day of February, 2023.

Notary Public

My Commission Expires: 6/9/25

VERONICA AREVALO NOTARY PUBLIC HILLSDALE COUNTY STATE OF MICHIGAN MY COMM. EXPIRES 6/9/25

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 2/7/23.

Affiant Signature

2/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of February, 20 23.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25