Tax Liability & Owner:
Nestor Montiel Aragon, et ux
Wendy Morales Reyes
2510 Roscoe Street
Nashville, Tennessee 37210

This instrument prepared by:
Shawn C. Trail, Attorney P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel 043 15 0 260.00

Karen Johnson Davidson County
Batch# 979591 DEEDWARR
03/10/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20230310-0017634

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LARRY DALE THOMAS, have bargained and sold and by these presents do hereby transfer and convey unto NESTOR MONTIEL ARAGON and wife, WENDY MORALES REYES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being Lot No. 130 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Said Lot No. 130 fronts 60 feet on the southerly margin of Warrior Road and extends back 181.19 feet on the easterly line and 192.89 feet on the westerly line to a dead line in the rear measuring 40.33 feet thereon.
>
> And being the same property conveyed to Larry Dale Thomas by Quitclaim Deed from Homer William Keen and wife, Deborah Jean Keen, dated September 26, 2011 and recorded on September 29, 2011 at 8:59 A.M. in Instrument Number 20110929-0075346, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NESTOR MONTIEL ARAGON and wife, WENDY MORALES REYES, their heirs and assigns, forever.

AND I DO COVENANT with NESTOR MONTIEL ARAGON and wife, WENDY MORALES REYES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to NESTOR MONTIEL ARAGON and wife, WENDY MORALES REYES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 10th day of March, 2023.

Larry Dale Thomas

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named LARRY DALE THOMAS, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2023.

SHAWN TAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

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

CURSTEN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Curstien Vaughn
NOTARY PUBLIC

My Commission Expires: November 15, 2025

I, Shawn C. Trail, 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 March 10, 2023.

03-10-23
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 10th day of March, 2023.

Cursten Vaughn
Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY