This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 17 day of March, 2023.

Notary Public
My commission expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luis Angel Vargas Yllescas and Lennis Beatriz Alegria Cruz 305 Preakness Drive Antioch, TN 37013	New Owners	150-14-0A 043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF DONALD MOODY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUIS ANGEL VARGAS YLLESCAS, UNMARRIED, AND LENNIS BEATRIZ ALEGRIA CRUZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Calumet, Phase Two, of record in Plat Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Donald Moody, by deed dated 12/29/2015, from Derica D. Dunn-Moody, of record in Instrument No. 20151230-0131146, Register's Office for said County. The said Donald Moody died intestate on June 02, 2020. Cleo Moody was appointed Administratrix of the Estate of Donald Moody as evidenced by Letters of Administration issued by the County Clerk of Davidson County, Tennessee, dated October 8, 2020 and further referenced by Docket No. 20P1526. Order to Approve Contract to Sell Real Property granted by the Davidson County Chancery Court and further referenced by Case No. 21-119-111.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 305 Preakness Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 983362 DEEDWARR
03/22/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230322-0020737

Witness my hand this the 15th day of March, 2023.

Estate of Donald Moody

By Cleo M. Moody, Administratrix
Cleo Moody, Administratrix

STATE OF MI
COUNTY OF OAKLAND

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cleo Moody, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the ADMINISTRATRIX of the within named bargainor, a ESTATE OF Donald Moody, and that SHE, as such ADMINISTRATRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF Donald Moody by the said Cleo Moody as such ADMINISTRATRIX.

Witness my hand and official seal this 15th day of March, 2023.

My commission expires: July 5, 2023

Janet A Neckrock
Notary Public

JANET A NECKROCK
Notary Public, State of Michigan
County of Wayne
My Commission Expires July 5, 2023
Acting in the County of OAKLAND

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 March 15, 2023.

Affiant
Date: March 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of March 2023

Notary Public

My Commission Expires: 09.08.25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY