Karen Johnson Davidson County
Batch# 984157 DEEDWARR
03/23/2023 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230323-0021130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-BH-23-5117

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matilde Mendez Aguilar and Cristian Enrique Mendez	New owner	
(NAME)	(NAME)	**176 05 0 107.00**
5117 Hickory Grove Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. DRAKE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATILDE MENDEZ AGUILAR, SINGLE WOMAN AND CRISTIAN ENRIQUE MENDEZ, A SINGLE MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 72, on the Plat of Hickory Woods, Section B, as shown by plat appearing of record In Plat Book 6900, Page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John C. Drake, an unmarried man, by Warranty Deed from Bethany Tinsley, unmarried, of record in Instrument No. 20140128-0007776, in the Register's Office of Davidson County, Tennessee, dated January 10, 2014 and recorded on January 28, 2014.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Woods, Section B, as recorded in Plat Book 6900, Page(s) 512.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7422, Page 304, Book 7857, Page 94 and Re-Recorded in Book 7876, Page 75 and Correction to Declaration recorded in Book 9616, Page 470, as amended and restated recorded in Book 9678, Page 187 and amendment to amended and restated recorded in Book 9764, Page 44 and Instrument No. 20001207-0120450.
- Easement for Right of Way, recorded in Book 5909, Page 915.
- Easement for Transmission Line, recorded in Book 9632, Page 973.
- Easement recorded in Book 8169, Page 571 and Book 8169, Page 579.
- Architectural Review Committee recorded on June 14, 2001 in Instrument No. 20010614-0062710.
- Rules and Regulations recorded on June 14, 2001 in Instrument No. 20010614-0062709 and in Instrument No. 20011015-0111957, as amended in Instrument No. 20031010-0150800.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5117 Hickory Grove Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20 DAY OF MARCH, 2023.

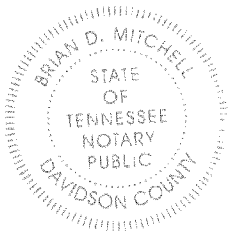
John C. Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. DRAKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 20, 2023.

Affiant
Date: March 23, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 11.15.25

JESSE IRELAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY