Karen Johnson Davidson County
Batch# 989252 DEEDWARR
04/06/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230406-0025274

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on 04/06/23.

NOTARY PUBLIC

My Commission Expires: 11.22.25

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel Collin Channell 512 Scotts Creek Trl Hermitage, TN 37076	New owner	075-12-0-A-187.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo dc Aguirre, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Samuel Collin Channell, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot Number 17 on the Plan of Greer Meadows at Cedar Creek Section Three, Phase Two of record in Instrument No. 20040407-0039587 which voids, vacates and supersedes Instrument No. 20031120-0169483, which was erroneously referred to in prior deeds of record Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo dc Aguirre by Warranty Deed from Charles D. Caputo, married, dated August 17, 2015 and recorded August 18, 2015 in Instrument No. 20150818-0083023, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Scotts Creek Trl, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 04/06/23.

Eduardo A. Aguirre Huaringa

Victoria Herrera de Aguirre

Victoria Herrera Mugaburo de Aguirre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/06/23, before me personally appeared Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo de Aguirre, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/06/23.



NOTARY PUBLIC

My Commission Expires: 9-7-26

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 4-6-23 (date of document).

Jami K. Averwater

Signature

4-6-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of April, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

