Karen Johnson Davidson County
Batch# 990727 DEEDWARR
04/11/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $871.35
20230411-0026611

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G22-17167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth Wayne Hackney and Linda D. Hackney (NAME)	New Owner (NAME)	061-15-0-117
100 Coarsey Blvd. (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville Tn 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Edith Eufemia Monzon Cuella and Angel Francisco Monzon Cuella, Heirs at Law of Hermes R. Monzon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Wayne Hackney and Linda D. Hackney, husband and wife,** 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:

LAND in Davidson County, Tennessee, being Lot No. 18 of Block B on the Subdivision of Sunnymeade of record in Book 974, Pages 56 and 57, Register's Office for Said County.

Said Lot No. 18 fronts 60 feet on the southerly side of Ardee Avenue and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Hermes R. Monzon and wife, Kathy R. Monzon by Deed dated July 19, 1990, recorded July 25, 1990, in Book 8160, Page 31, in the Register's Office of Davidson County, Tennessee. The said Kathy R. Monzon died April 14, 2019 leaving Hermes R. Monzon as tenant by the entirety. The said Hermes R. Monzon died July 24, 2020 leaving as heirs at law the said Edith Eufemia Monzon Cuella and Angel Francisco Monzon Cuella. See Case No. 20-P-1452 of record in the Circuit Court of Davidson County, Tennessee, Probate Division.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

202304110026609

The signature of Edith Eufemia Monzon Cuella is signed by his/her duly appointed Attorney-in-fact Brian Kraus, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office. The signature of Angel Francisco Monzon Cuella is signed by his/her duly appointed Attorney-in-fact Brian Kraus, pursuant to the Power of Attorney recorded in Instrument #202304110026610, said Register's Office.

This is improved property, known as 1144 Ardee Avenue, Nashville, TN 37216.

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. Whenever 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 06 day of April, 2023.

Estate of Hermes R. Monzon

By: Edith Eufemia Monzon Cuella, Heir, by Brian Kraus, her Attorney in Fact
Edith Eufemia Monzon Cuella, Heir, by Brian Kraus, his/her Attorney-In-Fact

By: Angel Francisco Monzon Cuella, Heir, by Brian Kraus, her Attorney in Fact
Angel Francisco Monzon Cuella, Heir, by Brian Kraus, his/her Attorney-In-Fact

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STATE OF Utah
COUNTY OF Hildale)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brian Kraus, Attorney in fact for Edith Eufemia Monzon Cuella and Angel Francisco Monzon Cuella, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 06 day of April, 2023.

Chaquiece Turner
Notary Public

My Commission Expires: 09/02/2024

CHAQUIECE DESHAE TURNER
Notary Public - State of Utah
Comm. No. 713926
My Commission Expires on
Sep 2, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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).

Affiant Signature

4-11-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY