Karen Johnson Davidson County
Batch# 990856 DEEDWARR
04/12/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230412-0026778

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1096

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of April, 2023

Notary Public

Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matilda Rosales Avila and Jose F Mejia Ceballos 106 Arta Drive Madison, TN 37115	New Owner	042-09-0-016.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Graham A. Day and Carolyn Day, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matilda Rosales Avila, an unmarried woman and Jose F Mejia Ceballos, an married man as joint tenants with Rights of Survivorship

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. 25 on the Plan of Kemper Heights, Section 1, as shown on plat of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Graham A. Day and Carolyn Day, husband and wife by Warranty deed from Ed Jones Hardin, V and Kristen G. Hardin, husband and wife of record in Instrument No. 20180403-0031109 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 106 Arta Drive, Madison, TN 37115

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 so 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. 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.

Dated this the 7th day of April, 2023.

Graham A. Day

Carolyn Day, by Gh A Day, her Attorney-in-Fact

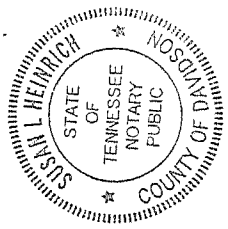
Carolyn Day by Graham A. Day, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Graham A. Day**, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Carolyn Day** and acknowledged that she executed the same as the free act and deed of the said **Carolyn Day**, pursuant to the Specific Power of Attorney recorded in Instrument No. **_202304120026777_____**, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 7th day of April, 2023.

Notary Signature
My commission expires: 7/6/26



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 April 7, 2023.

Affiant
Date: April 11, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY