Karen Johnson Davidson County
Batch# 997742 DEEDWARR
04/28/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230428-0031655

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/3/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-05690

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Deatrick, Jr. 1285 N. Mt. Juliet Rd Mt. Juliet, TN 37122	NEW OWNER	034 07 0A 162.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. Gregory Ramos, Administrator of the Estate of Kelly Figueroa, deceased, and Fanny Paz, Guardian of the Estate of Kayla Figueroa, a minor**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Deatrick, Jr.**, hereinafter called the Grantees, their successors 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. 16 on the plan of Harbor Village Phase III, as shown by plat of record in Instrument No. 20050331-0034862 and Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Figueroa Caraballo, an unmarried man, by Warranty Deed from Kathy C. Taylor and Timothy A. Taylor, wife and husband, of record in Instrument No. 20190717-0069776, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 17, 2019. The said Kelly Figueroa Caraballo died on November 18, 2020, leaving to his heirs and/or devisees of his estate. See Probate Case No. 22P1653 and 22P1992, Davidson County Seventh Circuit Court. Affidavits of heirship recorded in Instrument No. 202304280031653 and No. 202304280031654, Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2030 Spring Branch 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 28 day of April, 2023

Fanny Paz as Guardian for Kayla Figueroa

A. Gregory Ramos, Administrator for The Estate of Kelly Figueroa

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fanny Paz, Guardian for Kayla Figueroa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at MT. JULIET, Tennessee, this 28 day of APRIL, 2023.

Notary Public

My commission expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, A. Gregory Ramos, Executor of the Estate of Kelly Figueroa, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at MT. JULIET, TN, this 28 day of APRIL, 2023.

Notary Public

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 April 28, 2023 *(date of document)*.

Custodian's Signature

4/28/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY