Karen Johnson Davidson County
Batch# 998346 DEEDWARR
05/01/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20230501-0032207

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $354,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2023.

Notary Public
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alberto Aguilar Nava	Same	164-04-0C 063.00
1529 Hamilton Cross Dr.		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COLLEEN MCENEANEY, UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALBERTO AGUILAR NAVA, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 63, on the plan of Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision , according to plat and survey appearing of record in Instrument Number 20190521-0047861, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Colleen McEneaney, unmarried woman, by deed dated 06/30/2020, from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20200722-0080576, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1529 Hamilton Cross Dr., Antioch, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of April, 2023.

Colleen McEneaney

Colleen McEneaney

STATE OF New York

COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Colleen McEneaney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023.

My commission expires: 8.9.2026

Jill C Burke

Notary Public

JILL C. BURKE
Notary Public, State of New York
No. 01BU6151361
Qualified in Suffolk County
Commission Expires August 9, 2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/28/2023 (date of document).

Regina Sullo
Affiant Signature

5/1/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

