Karen Johnson Davidson County
Batch# 1005863 DEEDWARR
05/22/2023 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20230522-0038301

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (425,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MAY, 2023. Notary Public MY COMMISSION EXPIRES: 8-20-2023 (AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Linda Grosvenor (NAME)	Legacy Homelogs (NAME)	**042 15 0 020.00**
236 West Marthona Road **Madison, TN 37115** (ADDRESS)	1036 Stearman Dr Ste 6 White House, TN (ADDRESS) 37188	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of May, 2023, the undersigned, **JUAN L. LOPEZ, AND, ELVIRA A. ONATE, A MARRIED COUPLE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LINDA GROSVENOR, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **236 WEST MARTHONA ROAD, MADISON, TN 37115** and more particularly described as follows:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known as Lots 89, 90, 91 and 92 inclusive of Block "C" on the unrecorded plan of Marthonna Subdivision:

Beginning at a point 300 feet North of the Northwest corner of intersection of Esell Road South and Marthonna Road; thence with the Westerly margin of said Marthonna Road, North 2 deg. 58' East 100 feet to a point; thence North 86 deg. 02' West 275 feet to a point; thence South 2 deg. 58' West 100 feet to a point; thence South 86 deg. 02 East 275 feet to the point of Beginning.

Being the same property conveyed to Juan L. Lopez, A married person and Elvira A. Onate, a married person, by Special Warranty Deed from U.S. Bank National Association as Trustee, of record in Instrument No. 20090619-0057194, in the Register's Office of Davidson County, Tennessee, dated June 12, 2009 and recorded on June 19, 2009.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of May, 2023.

GRANTOR: Juan L. Lopez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Juan L. Lopez,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of May, 2023.

Notary Public

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

9-8-25
My Commission Expires

GRANTOR: Elvira A. Onate

Elvira A Onate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Elvira A. Onate**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of May, 2023.

Notary Public

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

9-8-25
My Commission Expires

True Copy Certification

I, John V. Bishop, 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 this the 19 day of May, 2023.

Affiant Signature

Date 5-22-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025