Karen Johnson Davidson County
Batch# 1011177 DEEDWARR
06/05/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230605-0042416

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**. **Affiant** Subscribed and sworn to before me, this **2nd day of June, 2023**. **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mayra Castillo Meza **Javier Martinez Balbuena** **0 Drakes Branch Rd** **Nashville, TN 37218**	**Mayra Castillo Meza** **Javier Martinez Balbuena** **4726 Drakes Branch Rd** **Nashville, TN 37218**	**05800019800** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Robert C. Johnson and wife, Deborah Gibbs Johnson**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mayra Castillo Meza, unmarried and Javier Martinez Balbuena, unmarried, as joint tenants with right of surviviorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Plan of Block "B" on the Map of a subdivision of the Hall Farm of record in Book 974, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert C. Johnson and wife, Deborah Gibbs Johnson by Quitclaim Deed from Robert C. Johnson and wife, Deborah Kay Gibbs, of record in Book 6602, Page 996, Register's Office for Davidson County, Tennessee. Dated October 17, 1984 and recorded July 10, 1985.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__) unimproved (X) property known as **0 Drakes Branch Rd, Nashville, TN 37218**.

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 in 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.

Witness my/our hand(s) this **2nd day of June, 2023.**

Robert C. Johnson

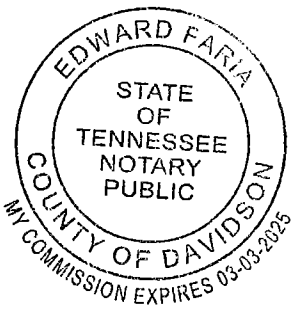
Deborah Gibbs Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2023, before me personally appeared Robert C. Johnson and Deborah Gibbs Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2023.

Notary Signature
My commission expires: 3-3-2025



HE-2023-085

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/02/23 (date of document).

Affiant Signature

06/05/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL