Karen Johnson Davidson County
Batch# 1011756 DEEDWARR
06/06/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,691.46
20230606-0042891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

File #23-PA-2906-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Yuri Romero Del Aguila	**New Owner**	
(NAME)	(NAME)	**119 14 0 150.00**
2906 Dobbs Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA HATCH, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN YURI ROMERO DEL AGUILA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 of Block "C", on the Plan of Woodbine Courts, of record in Book 1130, Page 39, 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 Anna M. Higginbotham, unmarried, by Warranty Deed from J. Bryan McPherson and wife, Rosemary M. McPherson, of record in Instrument No. 20050720-0084401, in the Register's Office of Davidson County, Tennessee, dated July 15, 2005, and recorded on July 20, 2005.

The said Anna M. Higginbotham is now known as Anna Hatch (also known as Anna M. Hatch and Anna Michal Hatch).

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodbine Courts, as recorded in Book 1130, Page 39.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1163, Page 440.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2906 Dobbs Avenue, Nashville, TN 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st day of May, 2023.

Anna Hatch By Loy Carney, Attorney In Fact

Anna Hatch by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Anna Hatch, and acknowledged that he executed the same as the free act and deed of the said Anna Hatch.

Witness my hand, at office, this 31st day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/31/23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

6/5/23

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

