WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016677 DEEDWARR
06/20/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230620-0046672

File #23-TC-2435-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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)
Matteo Garcia and Brianna Garcia	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**073-07-0-063.00**
2425 Fairbrook Drive	**1480 N. 2200 West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Salt Lake City, UT 84116**	
(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, **BOBBIE LYNN JONES, CONSERVATOR FOR SUSAN BUENA REID,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTEO GARCIA AND BRIANNA GARCIA, HUSBAND AND WIFE** 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. 368, as shown on the map entitled Section Six, Sunset View, of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 368 fronts 125 feet on the easterly side of Fairbrook Drive, being 288.8 feet in depth along the northerly line, 89.69 feet in width along the rear or easterly line, and 269.4 feet in depth along the southerly line, more or less.

Being the same property conveyed to Evelyn F. Reid by Warranty deed from Kyu Ok Cantarutti of record in Book 5344, page 115, Register's Office for Davidson County, Tennessee, dated September 29, 1978 and recorded on September 29, 1978. (Value or consideration shown in aforementioned deed $44,990.00.)

Being the same property conveyed to Susan B. Reid by Quitclaim deed from Evelyn Feustel Reid of record in Instrument No. 20071204-0140535 Register's Office for Davidson County, Tennessee, dated December 4, 2007 and recorded on December 4, 2007.

The said Bobbie Lynn Jones is the appointed Conservator over the person and property of the said Susan B. Reid (also known as Susan Buena Reid), and has been granted permission from the Court to sell and convey said property, pursuant to the Order to Sell Improved Real Property of record in Docket No. 21P2419, in the Second Circuit for Davidson County, Tennessee.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 2900, Page 54 and 55, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6489, Page 516, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2425 Fairbrook Drive, Nashville, TN 37214**.

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 15th day of June, 2023.

Conservatorship for Susan Buena Reid

By: Bobbie Lynn Jones
Bobbie Lynn Jones, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bobbie Lynn Jones with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Conservator for Susan Buena Reid , and who further acknowledged that she is authorized by said Conservatorship to execute the within instrument as Conservator.

Witness my hand, at office, this 15th day of June, 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

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 6/15/23.

Date

Celia Stewart-Rouse

Affiant Signature

6/15/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of June, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY