Karen Johnson Davidson County
Batch# 1017846 DEEDWARR
06/22/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230622-0047566

WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ricardo Barrera Mejia and Baltazar Barrera Mejia	New owner	Map: 16203035400
(NAME) 4972 Algonquin Trl	(NAME) 1602 Summer St.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Manchester, TN 37355	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID GLEN CRONEY AKA DAVID GLENN CRONEY AND WIFE, JANET H. CRONEY AKA JANET S. CRONEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICARDO BARRERA MEJIA AND BALTAZAR BARRERA MEJIA, TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 76 on the Plan of Haywood Hills, Section V, as of record in Book 4675, Page 143, and 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 60.52 feet along the easterly margin of Algonquin Trail and extends back 130.7 feet on the northerly line and 147.4 feet on the southerly line to a dead line in the rear on which it measures 70.48 feet.

David Glen Croney and David Glenn Croney being one in the same person.

Being the same property conveyed to David Glen Croney and wife, Janet H. Croney, by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5180, Page 519, dated August 4, 1977, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Pages 143 and 144, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4882, Page 842, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4972 Algonquin Trl, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 20th day of June, 2023.

David Glen Croney a/k/a David Glenn Croney

Janet H. Croney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Glen Croney and Janet H. Croney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of June, 2023.

My Commission Expires: 3.13.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/20/2023.

Affiant Signature

06/22/2023

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202306220047566