Karen Johnson Davidson County
Batch# 1018177 DEEDWARR
06/23/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20230623-0047678

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2023.

Notary Public
MY COMMISSION EXPIRES: 7/19/25
File No. G23-18872

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eleana Suyapa Maldonado Gutierrez (NAME)	New owner (NAME)	163-175
4036 Moss Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James Boleyjack, Jr., Carole Grey, Cheryl Boleyjack, Kenneth Owens, and Jeanna Reed, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eleana Suyapa Maldonado Gutierrez, married woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 24 of Shields Antioch Land, a plan of which is of record in Book 57, page 111, Register's Office for said County.

Said Lot No. 24 fronts I00 feet on an unnamed Street or Avenue, now called Ottensville Avenue, and runs back in parallel lines I78 feet.

Being the same property conveyed to Rosemary Owens, James Boleyjack, Jr., Carole Grey, Cheryl Boleyjack, Kenneth Owens, and Jeanna Reed, as joint tenants with right of survivorship by Quitclaim Deed dated April 8, 2019, recorded April 11, 2019, in Instrument Number 20190411-0033137, in the Register's Office of Davidson County, Tennessee. The said Rosemary Owens died December 2, 2022.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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. Whenever 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 15th day of June, 2023.

Carole Grey

James Boleyjack, Jr.

Cheryl Boleyjack

Kenneth Owens

Jeanna Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Carole Grey, James Boleyjack, Jr., Cheryl Boleyjack, Kenneth Owens, and Jeanna Reed, 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 15th day of June, 2023.

Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 June 15, 2023.

Affiant
Date: June 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 7/19/25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY