530

Karen Johnson Davidson County
Batch# 1018950 DEEDWARR
06/26/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230626-0048480

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14968-2023

WARRANTY DEED

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of June 2023

NOTARY PUBLIC

My commission expires: 7-7-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idalia Lara & David Hernandez 1509 Mount Mitchell Court, Antioch, TN 37013	Same address as new owner	135-14-0A-239-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROSEMARY A. DEGRAAUW, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IDALIA LARA AND DAVID HERNANDEZ**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the plan of Pinnacle Point Subdivision, Phase Five of record in Book 8250, page 842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosemary A. Degraauw, unmarried from Fox Ridge Homes, Inc., by Warranty Deed dated 01/12/2000 and recorded 01/20/2000 in Instrument No. 20000120-0006786, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1509 Mount Mitchell Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2023

GRANTOR(S)

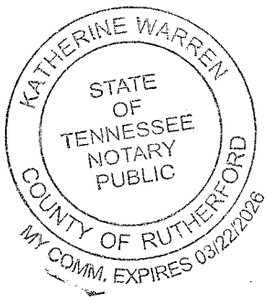
Rosemary A. deGraauw

ROSEMARY A. DEGRAAUW

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Rosemary A. deGraauw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of June 2023.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/12/23 (date of document).

Affiant Signature

6/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025