Karen Johnson Davidson County
Batch# 1020068 DEEDWARR
06/28/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230628-0049287

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4184
Parcel ID: 150-05-0-135.00

Property Address:
417 Cedarcliff Road, 229, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

New Owner

Name and Address of New Owner:

Dimas Velasquez Hernandez
Josselyn Murcia Maldonado
2912 Kinwood
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MARY LYNN HILL, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DIMAS E. VELASQUEZ HERNANDEZ, and JOSSELYN M. MURCIA MALDONADO, both unmarried,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 229 on the Plan of Cherry Hills, Section 4 , as of record in Book 4460, Page 21, Register's Office for said County.

Said Lot No. 229 fronts 80.0 feet on the westerly side of Cedarcliff Road and extends back 135.96 feet on the northerly line and 138.83 feet on the southerly line to a line on the rear, which is a broken line, measuring 79.99 feet thereon.

Being the same property conveyed to MARY LYNN HILL, an unmarried woman by Deed dated April 27, 2023 from WILLIAM CONLEY HILL, recorded May 17, 2023, in Instrument Number 20230517-0036945, in the Official Records of Davidson County, Tennessee. Property vested to MARY LYNN HILL, Pursuant to the Final Decree of Divorce filed in the Third Circuit Court for Davidson County Tennessee, Docket No. 22D-1329.

Also being the same property conveyed to WILLIAM CONLEY HILL and wife, MARY LYNN HILL by Deed dated February 28, 1979 from PATRICK V. REHOVSKY and wife, ANGELA JEAN REHOVSKY, recorded March 1, 1979, in Book 5399, Page 779, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 417 Cedarcliff Road, 229, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4460, page 21, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4512, page 212, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 27 day of June, 2023.

Mary Lynn Hill
MARY LYNN HILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MARY LYNN HILL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 27 day of June, 2023.

Notary Public

My Commission Expires:
7/1/23

SANDY MCCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $390,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of June, 2023.

Notary Public

My Commission Expires:
8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 6-27-23 (date of document).

Jami K. Averwater

Signature

6-28-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

