Karen Johnson Davidson County
Batch# 1022474 DEEDWARR
07/05/2023 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230705-0051164

This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Name and Address of New Owner:
Liliana Carolina Garcia Reyes
409 Indian Park Drive
Murfreesboro, TN 37128

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 095-08-0-121.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHY ELAINE NIEDERHAUSER RAY** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **LILIANA CAROLINA GARCIA REYES** ("Grantee"), her heirs and assigns, forever, the following described real estate situated in **Davidson** County, Tennessee, to-wit:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 108 on the Plan of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, described according to a survey made by W. W. Turner Company, Consulting Engineers, August 31, 1954, as follows:

Beginning on the Westerly margin of Cumberland Circle at the Northeast corner of the property conveyed to Thomas E. Egan and wife by deed from Merle Sanford, of record in Book 1199, Page 364, said Register's Office, said point being 25 feet South of the corner Lots Nos. 93 and 94; thence with the Northerly line of said Egan property, Westwardly 306.5 feet to an iron pin in the Easterly margin of a 2- foot reserved strip; thence with the same, Northwardly 100 feet to an iron pin; then Eastwardly 345.1 feet to an iron pin on the Westerly margin of Cumberland Circle; thence with same, Southwardly 100 feet to the beginning.

Being the same property conveyed to Robert F. Niederhauser and wife, Sally Whitworth Niederhauser by Warranty Deed dated March 11, 1955, of record in Book 93, Page 2346, Register's Office for Davidson County, Tennessee. The said Robert F. Niederhauser, died on December 11, 1993 and remained continuously married to Sally Ann Whitworth Niederhauser until his death thereby vesting the subject property in Sally Ann Whitworth Niederhauser as the surviving tenant by tech entirety. The said Sally Ann Whitworth Niederhauser died on April 7, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 15P1383, Chancery Court of Davidson County, Tennessee, devising the subject property to her two daughters, Terry Ann Neiderhauser Bellenfant and Kathy Elaine Neiderhauser Ray.

Being the same property conveyed to Kathy Elaine Niederhauser Ray by Quitclaim Deed dated August 14, 2017, from Terry N. Bellenfant of record in Instrument No. 20170926-0098516, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

I covenant with the said Grantee that I have lawfully seized and possessed said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except for the 2023 property taxes, which have been prorated between the parties, and as otherwise set forth herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS on this the 30th day of June, 2023.

KATHY ELAINE NIEDERHAUSER RAY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Kathy Elaine Niederhauser Ray**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 30th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 3-17-24

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 17, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30th day of June, 2023.

Notary Public
My commission expires: 3-17-24

LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 17, 2024

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 6-30-23 (date of document).

Affiant Signature

6-30-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of June, 2023.

Kandes C. Hatcher
Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

