STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is *$340,000.00*

Affiant

Subscribed and sworn before me, this the 3rd day of July 2023.

My Commission expires: 11-3-25

(Affix Seal)

ROBERT GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
LAW OFFICE OF ROBERT GREENE
4121 Clarksville Pike, Suite 8, Nashville, Tennessee 37218

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Pedro Antonio Perez Deras, et. ux.	Same
(Name)	(Name)
223 Nix Drive	
(Street Address)	(Street Address)
Madison, Tennessee 37115	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. **43-6-96**	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, ***JOE BARLOW,*** **A WIDOWER HEREINAFTER CALLED GRANTOR HAS BARAGAINED AND SOLD , AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO *PEDRO ANTONIO PEREZ DERAS* AND WIFE, *FATIMA RAQUEL REYES DE PEREZ,* HEREINAFTER CALLED GRANTEE(S),THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFERNCE AND MADE A PART HEREOF

THIS IS IMPROVED PROPERTY KNOWN AS 223 NIX DRIVE MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 3rd day of July 2023.

Joe Barlow

JOE BARLOW

Karen Johnson Davidson County
Batch# 1023457 **DEEDWARR**
07/06/2023 03:29:29 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20230706-0051783

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 **JOE BARLOW, A WIDOWER** the bargainor with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July 2023.

NOTARY PUBLIC

My Commission Expires: 11/3/25

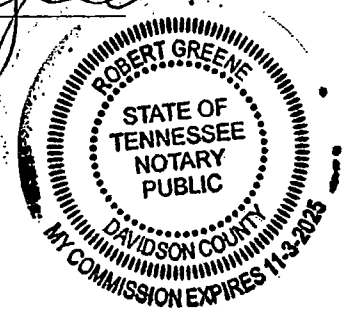


EXHIBIT "A"

Being the north part of Lot No. 39 on the unrecorded Map of a subdivision of Tract No. 14 of the Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated December 18, 1984, as follows:

Beginning at a point in the west margin of Nix Drive, 60 feet north of the common corner of Lots No. 38 & 39; thence westerly parallel to the line between said lots, and 60 feet north of the same, 175 feet to the east line of Lot No. 57; thence with the line between Lots No. 39 &37, northerly 60.1 feet to the south margin of Roosevelt Drive; thence with the margin of same easterly 154.9 feet to the beginning of a curve; thence around said curve southeasterly 31.51 feet to the west margin of Nix Drive; thence with the margin of the same, southerly 40.8 feet to the point of beginning.

Being the same property conveyed to JOE BARLOW, by deed from HORACE M. SUGGS, of record in Book 6506, page 434, dated February 28, 1998 said Register's Office.