This instrument prepared by:
Christopher Cantrell, Attorney At Law
85 Birchwood Lane
Crossville, TN 38555
(931) 321-3707
2023-24757-3/

Karen Johnson Davidson County
Batch# 1029012 DEEDWARR
07/20/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,390.83
20230720-0056112

above for recording information

WARRANTY DEED

THIS DEED, made and entered into as of **July 14, 2023** by and between **Aaron R. Cluck and Ciera L. Cluck, husband and wife** hereinafter known as the Party of the First Part, and, **Blanca Azucena Siana Meza and Arturo Norberto Martinez, both unmarried, joint tenants with right of survivorship**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Tax ID#: 074-12-0-051.00

SITUATED, LYING AND BEING in the () Civil District of County, Tennessee, bounded and described as follows:

Being all of Lot No. 620, on the Plan of Section Six, Hermitage Hills, of record in Plat Book 3300, Page 10 (erroneously referenced Heritage Hills in Warranty Deed of record in Instrument No, 20130325-0028984 and the prior deed), Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the subject property. Subject to the Covenants, conditions, restrictions and easements of record in Book 3253, Page 261; and further subject to the plat of record in Plat Book 3300, Page 10, in the official records of Davidson County, Tennessee.

Being the same property conveyed to Aaron R. Cluck and Ciera L. Cluck, husband and wife by Warranty Deed dated November 9, 2018 from Brian Marcus Wilson and Jessica Wilson, husband and wife, recorded November 14, 2018, in Instrument Number 20181114-0112099, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2023 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

X Aaron R. Cluck
Aaron R. Cluck

X Ciera L. Cluck
Ciera L. Cluck

INDIA R. HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 14th day of July, 2023, before me personally appeared Aaron R. Cluck and Ciera L. Cluck, 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 14th day of July, 2023.

X [signature]
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Cumberland

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 14th day of July, 2023.

[signature]
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 14th day of July, 2023.

My commission expires: April 27th 2025 India R Hawkins
Notary Public

NAME AND ADDRESS OF PROPERTY OWNER:
Bianca Azucena Siaua Meza
419 Boonewood Ct.
Hermitage, TN 37076

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX: Same as owner

INDIA R. HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 14, 2023 (date of document).

Regina Sullo
Affiant Signature

July 20, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 20th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

