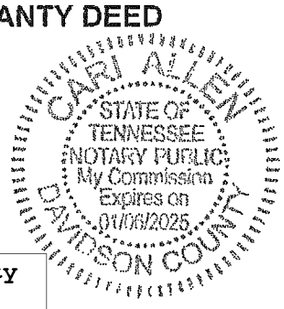
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Noe Portillo Diaz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1029531 DEEDWARR
07/21/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230721-0056545

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noe Portillo Diaz	New owner	075-03-0-040.00
(NAME)	(NAME)	
4517 Andrew Jackson Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I **Sherry Murray, Executrix of the Estate of Charles Edward Owen**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Noe Portillo Diaz, a married man and Sandra Villalobos Sanchez, an unmarried woman and Flor De Guzman Pineda, a married woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 108, Tulip Grove, Section 3, as of record in Book 3700, Page 146, Register's Office for said County, described as follows:

Said Lot No. 108 fronts 85.0 feet on the southeasterly said of Andrew Jackson Parkway and extends back 158.80 feet on the northeasterly side of Andrew Jackson Parkway and extends back 158.80 feet on the northeasterly line and 165.19 feet on the southwesterly line, to a dead line in the rear, measuring 88.84 feet thereon.
Being the same property conveyed to Charles E. Owen and wife, Gladys M. Owen by Warranty Deed from Malvin Homes, Inc, dated 02/11/1969, of record in Book 4309, Page 568, Register's Office for Davidson County, Tennessee.

The said Gladys M. Owen died on 01/06/2023, leaving the said Charles E. Owen the sole surviving tenant by the entirety.

The said Charles E. Owen died Testate on 03/06/2023, devising subject property to Sherry Owen Murray, Personal Representative of the Estate of Charles Edward Owen, deceased, as evidenced in Docket No. 23P820, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Sherry Owen Murray and Sherry Murray are one in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4517 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of July, 2023.

Sherry Murray, Executrix of the Estate of Charles Edward Owen

By: Sherry Murray Executrix
Sherry Murray, Executrix

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherry Murray, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Charles Edward Owen and is authorized by the Estate of Charles Edward Owen, to execute this instrument on behalf of the Estate of Charles Edward Owen.

Witness my hand and Official seal this 21st day of July, 2023.

Lissa Groom
Notary Public:
My Commission Expires: 7-16-2024



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202307210056545

Certificate of Authenticity

I, Holly A Mason, 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 7/20/23.

Affiant Signature

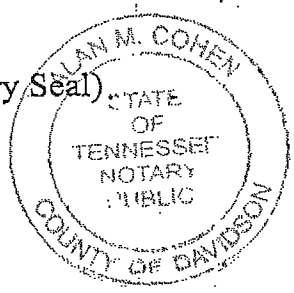
7/20/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 05-09-26