WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039261 DEEDWARR
08/16/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230816-0063991

Y-EXP-23-3045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/26 (AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josue Elias Pineda Aguilar and Yesica Jimenez	New Owner	
(NAME)	(NAME)	150-05-0-291.00
3045 Anderson Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **BYRON L. HENRY, A WIDOWER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/ does transfer and convey unto **JOSUE ELIAS PINEDA AGUILAR, A SINGLE MAN AND YESICA JIMENEZ, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Cherry Hills Subdivision, Section 9 of record in Plat Book 4660, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Byron L. Henry and Janice A. Henry, husband and wife by Warranty deed from Patrice Bender Simms, a single woman of record in Book 10885, page 1, Register's Office for Davidson County, Tennessee, dated April 09, 1998 and recorded on April 14, 1998.

Janice A. Henry having since died on November 13, 2001 leaving Byron L. Henry as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 129, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4862, Page 670, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4550, Page 876, and Book8436, page 379, in the Register's Office for Davidson County, Tennessee.
- Easement for gas service line granted to Nashville Gas Company of record in Book 5395, Page 914, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of water mains of record in Book 7154, Page 372, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 3045 Anderson Rd, Antioch, Tennessee 37013.

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), their heirs and 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), 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/our hand(s) this the 11th DAY OF AUGUST, 2023.

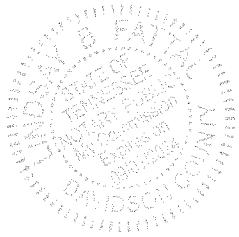
Byron L. Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BYRON L. HENRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 11, 2023.

Affiant
Date: August 16, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY