Karen Johnson Davidson County
Batch# 1040811 DEEDWARR
08/21/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230821-0065066

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Danny L Granstaff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2023.

Notary Public
My Commission Expires: My Commission Expires September 28, 2025

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Morena G. Iraheta Escalante and Bryan Omar Cruz Escalante 4014 Darlene Drive Antioch, TN 37013	Morena G. Iraheta Escalante and Bryan Omar Cruz Escalante 4014 Darlene Drive Antioch, TN 37013	162-02-0-140.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
DANNY L. GRANSTAFF AND WIFE, CARRIE GRANSTAFF
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MORENA G. IRAHETA ESCALANTE, MARRIED AND BRYAN OMAR CRUZ ESCALANTE, MARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND 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. 145 on the Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, 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 Danny L. Granstaff and wife, Gina L. Granstaff by Warranty deed from Terrance Brendon Cannada and wife, Jane Lee Sherrill Cannada of record in Book 6641, page 36, Register's Office for Davidson County, Tennessee, dated August 23, 1985 and recorded on August 27, 1985.

Being the same property conveyed to Gina L. Granstaff by Quitclaim deed from Danny L. Granstaff, an unmarried person of record in Book 10048, page 235, Register's Office for Davidson County, Tennessee, dated May 07, 1996 and recorded on May 13, 1996. (

Being the same property conveyed to Danny L. Granstaff by Quitclaim deed from Gina L. Granstaff, an unmarried person of record in Instrument No. 20000523-0051636 Register's Office for Davidson County, Tennessee, dated May 19, 2000 and recorded on May 23, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4014 Darlene Drive, Antioch, TN 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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of AUGUST, 20 23.

Danny L. Granstaff

Carrie Granstaff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Danny L. Granstaff and Carrie Granstaff, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal, this the 18th day of August, 2023.

Notary Public

My Commission Expires: My Commission Expires September 28. 2025

(SEAL)

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 Auguet 18, 2023.

Date

Aimee Cain

Affiant Signature

August 21, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of August, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024