Karen Johnson Davidson County
Batch# 1044103 DEEDWARR
08/29/2023 03:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20230829-0067771

STATE OF TN)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF August, 2023.

NOTARY PUBLIC
My Commission expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23040008

Address of New Owner
Rosa Isela Arredondo Villanueva and Lucio Lucas Roblero
7159 Douglas Road
Joelton, TN 37080

Send Tax Bills To:
Bell Bank
5500 Wayzata Blvd, Ste 170
Minneapolis, MN 55416

Tax Information:
014-00-0-068.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christian J. Beeler, an unmarried person,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rosa Isela Arredondo Villanueva and Lucio Lucas Roblero, Wife and Husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 1414.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 82 degrees 10 minutes West a distance of 870.0 feet to a point; thence North 2 degrees 00 minutes West 140.0 feet to a point; thence South 82 degrees 35 minutes East 895.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 151.0 feet, to the point of beginning, and containing 2.9 acres, more or less.

Being the same property conveyed to Christian J. Beeler, an unmarried person, by Warranty Deed from Joyce Ann Felts, an unmarried person, dated 08/17/2015 and recorded on 08/19/2015 in Instrument No. 20150819-0083483, Register's Office for Davidson County, Tennessee.

This is property generally located:
7159 Douglas Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Restrictive Covenants of record at Book 3905, Page 151, Register's Office of Davidson County, Tennessee.
3. Subject to the right of way of Douglas Road.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Christian J. Beeler** has caused this instrument to be executed, this the 23 RD day of AUGUST, 2023.

Christian J. Beeler

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Christian J. Beeler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 23rd day of August, 2023.

My Commission expires: 03/30/2027

Tabitha Thomas
NOTARY PUBLIC

TABITHA THOMAS
Notary ID #131593471
My Commission Expires
March 30, 2027

I, Andy Maloney, 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 8/23/2023 (date of document).

Affiant Signature
Date 8/23/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 23 day of August 2023.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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