Karen Johnson Davidson County
Batch# 1045628 DEEDWARR
09/01/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20230901-0068931

WARRANTY DEED

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September, 20 23

Notary Public

MY COMMISSION EXPIRES: 8-16-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osman Diaz Alvarez, Erik Ramirez and Sintia Diaz Ramirez	New Owner	
(NAME)	(NAME)	
236 Bart Dr.		162 03 0 218.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOYCE D. PREUETT, TRUSTEE OF THE JOYCE D. PREUETT REVOCABLE LIVING TRUST U/A/D MARCH 13, 2018, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSMAN DIAZ ALVAREZ, UNMARRIED MAN AND ERIK RAMIREZ, UNMARRIED MAN AND SINTIA DIAZ RAMIREZ, UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 49 on the Plan of Section Four, Apache Hills, as of record in Plat Book 4460, Page 60, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to The Joyce D. Preuett Revocable Trust, dated Mar 13, 2018, Joyce D. Preuett, by Quitclaim Deed from Joyce D. Preuett (a.k.a., Joyce Dean Allen) of record in Instrument No. 20180322-0027037, in the Register's Office of Davidson County, Tennessee, dated March 13, 2018, and recorded on March 22, 2018.

Being the same property conveyed to Joyce Dean Allen, an unmarried person, by Warranty Deed from William & Lee, Inc., a Tennessee Corporation, of record in Book 4606, Page 924, in the Register's Office of Davidson County, Tennessee, dated May 31, 1972, and recorded on June 02, 1972.

Property was never a marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 236 Bart Dr., Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30 day of AUGUST, 2023

JOYCE D. PREUETT, TRUSTEE OF THE JOYCE D. PREUETT REVOCABLE U/A/D MARCH 13,2018

BY: Joyce D. Preuett Trustee

JOYCE D. PREUETT, TRUSTEE

STATE OF FLORIDA

COUNTY OF MARION

Personally appeared before me, the undersigned notary public, Joyce D. Preuett with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Joyce D. Preuett Revocable living trust U/A/D March 13,2018, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30 day of AUGUST, 2023.

Commission expires: 10-10-2025

Mattie H Williams

Notary Public

MATTIE H WILLIAMS
Notary Public - State of Florida
Commission # HH 178608
My Comm. Expires Oct 10, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 9-1-23 (date of document).

Jami K. Averwater

Signature

9-1-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of September, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

