THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.** **Affiant** Subscribed and sworn to before me, this **24th day of August, 2023.** **Notary Public** **My commission expires:** 11-06-24

Karen Johnson Davidson County
Batch# 1045710 DEEDWARR
09/05/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230905-0069052

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose A. Alvarenga Nataren **Zoila Sarahi Andrade Mejia** **1580 Springfield Highway** **Goodlettsville, TN 37072**	New Owner	**00700003700** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Troy Wayne Tatum, Ann Elizabeth Stoner and Robert Corey Tatum, as Residuary Devisees under the Last Will and Testament of Alice Faye Tatum aka Alice F. Tatum, deceased**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Jose A. Alvarenga Nataren, and Zoila Sarahi Andrade Mejia, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, beginning in the Westerly margin of 41-E Highway, Southeast corner of Leonard A. Gamble and designated with an iron pin; thence S 43 degrees West with Gamble's Southerly line 195 feet; thence South 51 degrees 45 minutes East 227 feet; thence North 36 degrees East 207.5 feet to margin of said 41-E Highway; thence North 53 degrees 15 minutes West with said 41-E Highway 204 feet to the point of beginning, containing one acre, more or less, according to a survey made by Ralph W.C. Lambert, dated April 12, 1958.

Being the same property conveyed to Jackie W. Tatum and wife, Alice F. Tatum, by Quit Claim Deed from Dorothy Tatum Moore and Jackie W. Tatum and wife, Alice F. Tatum, of record in Instrument No. 20060421-0046174, in the Register's Office of Davidson County, Tennessee, dated April 14, 2006 and recorded on April 21, 2006. The said Jackie W. Tatum died on December 25, 2019, then Alice F. Tatum having since died on January 02, 2023, testate, devising subject property to Troy Wayne Tatum, Ann Elizabeth Stoner and Robert Cory Tatum. See Probate Case No. 23P-307, Davidson County Circuit Court (Probate Division).

The said Robert Corey Tatum and Robert Cory Tatum are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1580 Springfield Hwy, Goodlettsville, TN 37072**.

HE-2023-158

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 in 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/our hand(s) this **22nd day of August, 2023.**

Estate of Alice Faye Tatum

By: Troy Wayne Tatum Executor/Heir
Troy Wayne Tatum, Executor/Heir

By: Ann Elizabeth Stoner Heir
Ann Elizabeth Stoner, Heir

By: Robert Corey Tatum
Robert Corey Tatum, Heir

By: Stephen Andrew Smith AIF
Stephen Andrew Smith, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **22nd** day of **August, 2023**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Troy Wayne Tatum, Executor/Heir of The Estate of Alice Faye Tatum,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged himself to be the **Executor of The Estate of Alice Faye Tatum**, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the estate by **Troy Wayne Tatum as Executor/Heir**.

Witness my hand, at office, this **22nd** day of **August, 2023.**

Laura Desmond
Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **22nd** day of **August, 2023**, before me personally appeared **Robert Corey Tatum, Heir of the Estate of Alice Faye Tatum**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this **22nd** day of **August, 2023.**

Laura Desmond
Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Stephen Andrew Smith** to me known to be the person who executed the foregoing instrument in behalf of **Ann Elizabeth Stoner, Heir of the Estate of Alice Faye Tatum** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Ann Elizabeth Stoner, Heir of the Estate of Alice Faye Tatum**.

Witness my hand, at office, **this 22nd day of August, 2023.**

Laura Desmond
Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/22/23 (date of document).

Affiant Signature

9/1/23
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025