WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051308 DEEDWARR
09/19/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,708.48
20230919-0073252

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $461,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/18/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/23/24

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4192

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ana Elizabeth Garcia Armijo	NEW OWNER	161-06-0-135.00
624 Huntington Ridge Drive		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rebecca Elizaabeth Hutcheson, individually and as Executor of The Estate of Kathy Ann Kepley

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana Elizabeth Garcia Armijo, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 259, on the plan of Huntington Park, Section 2, of record in Book 4175, Page 108, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clarence L. Kepley and wife, Mary Belle Kepley by Warranty Deed from Johnnie Bell Smith, dated March 20, 2002 and recorded March 21, 2002 in Instrument No. 20020321-0034856, Register's Office of Davidson County, Tennessee.

Mary Belle Kepley having become deceased, leaving Clarence L. Kepley as surviving tenant by the entirety.

Being the same property conveyed to Kathy Ann Kepley, by Quitclaim Deed from Clarence Leslie Kepley, dated December 25, 2013 and recorded November 25, 2013 in Instrument No. 20131125-0120882, Register's Office of Davidson County, Tennessee.

Kathy Ann Kepley having died testate on May 16, 2023, her interest in said property being devised to Rebecca Elizabeth Hutcheson by Last Will and Testament of record in Case No. 23P1064, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 624 Huntington Ridge Drive Nashville, TN 37211

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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 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 hand on September 18, 2023.

Rebecca Elizabeth Hutcheson

Rebecca Elizabeth Hutcheson

The Estate of Kathy Ann Kepley

By: Rebecca Elizabeth Hutcheson - Executor
Rebecca Elizaabeth Hutcheson, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca Elizaabeth Hutcheson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 18, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Elizabeth Hutcheson, Executor/Executrix of the Estate of Kathy Ann Kepley, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidencee), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of September 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

File #: 2023-4192

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am 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 9/18/23.

Affiant Signature

9/18/23
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 18th day of SEPTEMBER 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

