Karen Johnson Davidson County
Batch# 1054399 DEEDWARR
09/27/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20230927-0075660

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-16853-2023

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of Sept 202_

NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yassel Martinez Elizondo and Vladimir Salvador Urbino Rodriguez 1027 Kellyn Ln Hendersonville TN 37075	Same address as new owner	053-12-0-059

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($265,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARGARET M. LAW, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **YASSELL MARTINEZ ELIZONDO AND SPOUSE, VLADIMIR SALVADOR URBINO RODRIGUEZ**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
Being part of Tract No. 2 on an unrecorded plan of the Life and Casualty Insurance Company property on the southerly side of Hadley Avenue, near Old Hickory, Tennessee, being part of Lot No. 5 of an unrecorded plan of the subdivision of the southerly part of Tract No. 2, described according to a survey made by Harvey Gee, Surveyor, February 12, 1947, as follows:

Beginning on the northerly margin of a 10-foot right-of-way at the southeast corner of the property conveyed to Vernon Rager and wife, by deed from Dillard H. Jones and wife, of record in Book 1807, page 249, Register's Office for said County; thence with Rager's easterly line, northwardly 100 feet, more or less, to the line between Lots No. 4 and 5, Rager's northeast corner; thence North 42 degrees, 13' East, 77 feet; thence southwardly 114 feet, more or less, to the northerly margin of said 10-foot right-of-way, being 217 feet west of the centerline of Old Hopewell Road; thence with the northerly margin of said right-of-way, westwardly 75 feet to the beginning.

Being the same property conveyed to Margaret M. Law, a single woman, from Patricia Ann Parker, Executrix of the Estate of The Estate of Emma R. Parker, by Warranty Deed dated May 18, 2017 and recorded May 22, 2017 in Instrument #20170522-0050327, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 102 Ray Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of September, 2023

GRANTOR(S)

Margaret M. Law

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Margaret M. Law, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26 day of Sept, 2023.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/26/23 (date of document).

Affiant Signature

9/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

