WARRANTY DEED

File #2023090789

Rutherford County Tennessee Notary Public State Of Tennessee Vanessa E. Allen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000 00

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 12/22/26
(AFFIX SEAL)

Karen Johnson
Batch# 1055513
09/29/2023 10 29 05 AM
Fees. $13 00 Taxes $288 60

Davidson County
DEEDWARR
2 pgs

20230929-0076556

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Maricela Olarte Lozada	NEW OWNER	043-16-0-131 00
(NAME)	(NAME)	
147 N. Harris Lane		
(ADDRESS)	(ADDRESS)	
Portland TN 37148		
(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/WE, **Steve B. Lanius, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maricela Olarte Lozada, 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 71 on the Plan of Section 1, Kingsway Green Subdivision of record in Plat Book 3842, Page 227, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Steve B Lanius, a single man by Warranty deed from Nathan Selby, a single man, and Glenda Sloss, a single woman of record in Instrument No 20100721-0056990 Register's Office for Davidson County, Tennessee, dated July 20, 2010 and recorded on July 21, 2010

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee , Restrictions of record in Book 4280, Page 68, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

unimproved ×
This is improved ☐ property, known as **1218 Bubbling Well Road, Madison,TN,37115**
(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 our hands this 25th day of September, 2023

Steve B Lanius

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Steve B Lanius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at this 25th day of September, 2023

Commission expires

6/22/26

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128