Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0282

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2023

Notary Public

Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1056189 DEEDWARR
10/02/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231002-0077237

Address of New Owner	Send Tax Bills To:	Map & Parcel
Juan Palacios and Sonia Palacios 2301 North Road Murfreesboro, TN 37128	NEW OWNERS	148-16-0-010.00

WARRANTY DEED

FOR AND IN 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,

Shiela Isabell Thompson, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Palacios and Sonia Palacios, husband and wife

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. 236 on the Plan of Debra Heights, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Shiela Isabell Thompson by Quitclaim Deed from Shiela Isabell Thompson, f/k/a Shiela Isabell Bowker, dated 11/7/2003 and recorded 11/17/2003 in Instrument No. 20031117-0167398; and being the same property previously conveyed to Shiela Isabella Bowker by Quitclaim Deed from Ernie Anthony Bowker, dated 2/9/1998 and recorded 2/9/1998 in Book 10787, Page 173; and being the same property previously conveyed to Ernie T. Bowker and Shiela T. Bowker by Warranty Deed from Chris Thompson and wife, Robin Thompson, dated 7/28/1995 and recorded 8/1/1995 in Book 9746, Page 673, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4746 McBride Road Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of September, 2023.

Shiela Isabell Thompson

Shiela Isabell Thompson

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shiela Isabell Thompson** 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 official seal at Georgetown, Williamson County, Texas this 20 day of September, 2023.

Yolanda Stevenson

Notary Public
My Commission Expires: 7-1-2026

(Notary Seal)

YOLANDA STEVENSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-26
Notary ID # 12987275-2

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 9/20/23 (date of document).

Affiant Signature

9/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th 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