Karen Johnson Davidson County
Batch# 1060569 DEEDWARR
10/13/2023 02 53 17 PM 3 pgs
Fees $18 00 Taxes $1,487 40

20231013-0080515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
J Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No 2023 0125

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Miguel Angel Oviedo Esquivel	FIRST NATIONAL BANK OF AMERICA	025 07 0 017 00
(NAME)	(NAME)	
303 Rosehill Drive	241 EAST SAGINAW ST	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	EAST LANSING, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Two Thousand And No/100 Dollars ($402,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT GRANT, JR. AND BETTY JO GRANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIGUEL ANGEL OVIEDO ESQUIVEL, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

See Exhibit "A" attached hereto and made a part hereof

PLEASE RETURN TO.
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

unimproved ☐
This is improved ☒ property, known as 303 Rosehill Drive, Goodlettsville, TN 37072
(House No) (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 11th day of October, 2023

Robert Grant Jr By Gary Grant Attorney In Fact
Robert Grant, Jr., By. Gary Grant, his Attorney in Fact

Betty Jo Grant By Gary Grant Attorney In Fact
Betty Jo Grant, By: Gary Grant, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Grant, attorney-in-fact for Robert Grant, Jr and wife, Betty Jo Grant, with whom I am personally acquainted, and who acknowledged that Gary Grant, executed the within instrument for the purposes therein contained, and who further acknowledge that Gary Grant, is the attorney-in-fact for Robert Grant, Jr and wife, Betty Jo Grant, and is authorized by Robert Grant, Jr and wife, Betty Jo Grant, to execute this instrument on behalf of Robert Grant, Jr and wife, Betty Jo Grant

Witness my hand and seal at office this the 11th day of October, 2023

J M Belote
NOTARY PUBLIC
My Commission Expires 3/25/25

J MIRANDA BELOTE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s): 84, on the Plan of Ranchwood Estates, Section 3, as shown on the plat of record in Plat Book 3300, Page(s) 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Rosehill Drive at the common corner of Lots 83 and 84, thence with the line between said lots northwardly 245.0 feet to a point; thence northeastwardly 175.5 feet to a concrete monument in the westerly margin of Rawls Drive, thence with said margin of said Drive southwardly 241.01 feet to a concrete monument at the beginning of a curve having a radius of 25 feet, thence around said curve southwestwardly 39.91 feet to a concrete monument in the westerly margin of Rosehill Drive; thence with said margin of said Drive, westwardly 155 feet to the point of beginning.

Being the same property conveyed to Robert Grant, Jr. and Betty Jo Grant, husband and wife by Warranty Deed from Daisy D Rawls and Nathanial D. Johnson, dated April 22, 1975, and recorded April 23, 1975 in Record Book 4906, Pages 621-622, Register's Office of Davidson County, Tennessee

The signature of Robert Grant, Jr. is executed by Gary Grant as Attorney in Fact, pursuant to the Power of Attorney recorded as Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

The signature of Betty Jo Grant is executed by Gary Grant as Attorney in Fact, pursuant to the Power of Attorney recorded as Instrument No. _____, in the Register's Office for Davidson County, Tennessee

Commonly known as 303 Rosehill Drive, Goodlettsville, TN 37072