WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21602-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062534 DEEDWARR
10/18/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231018-0081799

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2023090145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rene Alejandro Barrientos and Patricia Perez	New Owner c/o First Colonly Mortgage Corporation	
(NAME) 3544 Shakertown Rd	(NAME) 508 West 800 North	150-04-0-068.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Orem, UT, 84057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED TEN THOUSAND AND NO/100 Dollars ($410,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDDIE G. POWELL AND WIFE, BETTY JEAN POWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rene Alejandro Barrientos and Patricia Perez, 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. 303, as shown on the map entitled "The Country", Section Seven-B, of record in Plat Book 6250, Page 505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDDIE G. POWELL, by deed from JACQUELINE D. SMITH AND TOMMIE HIPSHER, of record in Book 11304, Page 120, dated December 15, 1998, said Register's Office.

This conveyance is made subject to:

1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes;

2) all applicable zoning ordinances;

3) utility, sewer, drainage and other easements of record;

4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 3544 Shakertown Rd, Antioch, TN 37013
(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.

Executed by our hands this the 12 of October, 2023.

Eddie G. Powell

Betty Jean Powell

Betty Jean Powell is signing to convey any and all marital interest she may have in subject property.

STATE OF Tennessee

County OF Rutherford

I, Maxine J. Rucker, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Eddie G. Powell and Betty Jean Powell** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12 of October, 2023.

Notary Public

My Commission Expires: November 6, 2023

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Rozalind Ruth, 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 10/12/2023

Affiant Signature

10/18/2023
Date

State of Tennessee
County of Davidson

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

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

Notary's Seal

