Karen Johnson Davidson County
Batch# 1064658 DEEDWARR
10/25/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20231025-0083532

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1138

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of October, 2023

Notary Public

Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brenda Lizbeth Palacios 323 Foxglove Drive Nashville, TN 37211	new owner	133 15 0 018.00

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,

Auriel Bentley, sole beneficiary of the Estate of Gwendolyn Tucker, deceased

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

Brenda Lizbeth Palacios, a single 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. 69 on the Plan of Highview Acres of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 69 fronts 217.3 feet on the southeasterly margin of Foxglove Drive and extends back 281.6 feet on the northeasterly line and 289.00 feet on the southerly line to a dead line in the rear, measuring 64.4 feet thereon.

BEING the same property conveyed by Warranty Deed from Richard Howard Gainer, a single person to Gwendolyn Tucker, dated July 15, 2014 and recorded July 17, 2014, as Instrument No. 20140717-0063488 in Davidson County, Tennessee Register of Deeds. The said Gwendolyn

Tucker died on or about April 18, 2023. Reference is made to the last will and testament of Gwendolyn Tucker, admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P1067, in which Auriel Bentley is named as devisee.

SUBJECT PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR

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: 323 Foxglove Drive, Nashville, TN 37211

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 used, 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 19th day of October, 2023.

Auriel Bentley

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of October, 2023, before me personally appeared Auriel Bentley to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2023.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2-22-2026

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 19, 2023.

Affiant
Date: October 24, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of October 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY