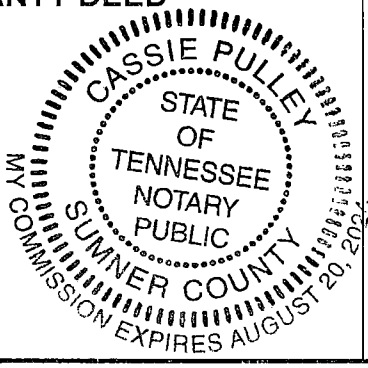
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 8/20/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hector R. Primero Matias	First Bank c/o Specialized Loan Servicing	041-16-0-034.00
(NAME)	(NAME)	
1113 Tuckahoe Drive	P.O. Box 4500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Springfield, TN 37172	
(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, we, **Daniel Rauso and Karen Ann Campbell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hector R. Primero Matias and Roselia Ruiz Dubon, husband and wife,** 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:

LAND in Davidson County, Tennessee, being Lot No. 133 on the Map of Section V, Bellshire Estates, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 133 fronts 95 feet on the south side of Tuckahoe Drive and runs back 280.5 feet on the west line and 291.7 feet on the east line, to a dead line in the rear on which it measures 95.6 feet.

BEING the same property conveyed to Daniel Rauso and Karen Ann Campbell, joint tenants with right of survivorship, by Warranty Deed dated May 30, 2023, from Robert Tim Filson, a married man, of record in Instrument No. 20230602-0041636, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1113 Tuckahoe Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1068646 **DEEDWARR**
11/06/2023 09:53:19 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20231106-0086502

Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Book 2133, page 114; Restrictions of record in Book 2294, page 346, amended in Book 4476, page 565 and Book 6399, page 1; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 3rd day of November, 2023.

Daniel Rauso

Karen Ann Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Rauso and Karen Ann Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of November, 2023.

Notary Public
My Commission Expires: _____

File No.: 37945

