Karen Johnson Davidson County
Batch# 1068684 DEEDWARR
11/06/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20231106-0086561

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Antonio Rios Martinez	SAME AS NEW OWNER	02504001900
(NAME)	(NAME)	
213 Chesterton Ct		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Charles Huling, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Antonio Rios Martinez, married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:

Land in the City of Goodlettsville, Davidson County, Tennessee, described according to a survey by Ragan-Smith & Associates, Inc., as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence with the Northerly margin of said street around a curve having a radius of 675.03 feet, a distance of 52.89 feet in a Westerly direction to an iron pin; thence North 6° 08' 30" West 121.43 feet to an iron pin; thence North 87° 48' 15" East 50.12 feet to the West 121.43 feet to an iron pin; thence North 87°48' 16" East, 50.12 to an iron pin; thence South 6° 08' 39" East 135.18 feet to the point of beginning.

Tract No. 2:

Land in the City of Goodlettsville, Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street at the Southwest corner of Tract 19 of the Johnson Construction Company property; thence North 6° 08' 39" West, 121.43 feet to an iron pin; thence South 87° 48' 15" East 10 feet to a point; thence South 6° 08' 39" East 121.43 feet to a point in the Northerly margin of Cedar Street; thence with the margin of said street to the point of beginning.

Being the same property conveyed to Charles Huling, an unmarried man by Warranty Deed from Joel Wahl of record as Instrument No. 20080306-0022647, in the Register's Office for Davidson County, Tennessee, dated February 19, 2008 and recorded on March 6, 2008.

This property is __unimproved _X_improved property known as: 215 W. Cedar St., Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

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

Charles Huling by Alisa Huling his attorney-in-fact

Charles Huling by Alisa Huling
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Alisa Huling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Charlies Huling and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202311060086560_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 3rd day of November, 2023.

Notary Public
My Commission Expires: 10/25/26

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/3/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/3/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of November, 2023.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/10/2025