WARRANTY DEED

The actual consideration or value for this transfer is $ 275,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 6th day of NOVEMBER, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1069162 DEEDWARR
11/07/2023 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20231107-0086889

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CHRISTOPHER D. RIVAS, & MARGARET MARY RIVAS 105 Avalon Bay Old Hickory, TN. 37138	New Owner	053.16.0 / 172.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by CHRISTOPHER D. RIVAS and wife, MARGARET MARY RIVAS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, BEVERLY A. RIVAS, and, BARBARA J. WILSON, both married women and the sole heirs at law of **Mary Louise Branson,** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

CHRISTOPHER D. RIVAS and wife, MARGARET MARY RIVAS, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deed of record.

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. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Any Property Taxes due on the property which shall be paid by the Grantees.

This is improved property known as: 505 Wilma Court, Old Hickory, TN 37138.

Witness our hands this 6th day of NOVEMBER, 2023.

Beverly A. Rivas
BEVERLY A. RIVAS

Barbara J. Wilson
BARBARA J. WILSON

Alejandro A Rivas
Dr. ALEJANDRO A. RIVAS, M.D.

Ronald P. Wilson
RONALD P. WILSON

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named BEVERLY A. RIVAS, Dr. ALEJANDRO A. RIVAS, M.D., BARBARA J. WILSON, and RONALD P. WILSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 6th day of NOVEMBER, 2023.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No. 41 on the Plan of King Court, Section Three, or record in Plat Book 7900, page 958, as amended in Book 9708, page 522, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Herman W. Branson and wife, Mary L. Branson by deed from Charles E. Rhoten and wife Carole Rhoten dated 10/24/1995, and of record in Book 9844, page 894, Register's Office for Davidson County, Tennessee. The said Herman W. Branson having died 08/31/2002, leaving his wife, Mary L. Branson as the surviving tenant by the entirety. The said Mary L. Branson, a/k/a Mary Louise Branson having died on July 6, 2023 leaving Beverly A. Rivas and Barbara J. Wilson as her sole heirs at law as reflected by Affidavit of Heirship of record filed of record as Instrument #20231003-0077700, Register's Office for Davidson County, Tennessee.

Grantors Dr. Alejandro A. Rivas, M.D. and Ronald P. Wilson, execute this instrument as the spouses of the respective Grantees to convey any right title or interest, marital or otherwise.

Property Address:
505 Wilma Court
Old Hickory, TN. 37138

Tax Map # 053 16 0 / 172.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Nov. 6 2023.

Leroy Johnston Ellis, IV, Affiant

Nov. 6, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 6 day of November, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 10/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com