Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-4361

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of November, 2023

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owners	Send Tax Bills To:	Map & Parcel
Rigoberta Cam Gutierrez, Rosa Gutierrez Castro, and Emanuel Cam Gutierrez 111 Margaret Street Madison, TN 37115	New Owners	052-01-0-154.00

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,

Stevie Freels and Kathy Diane Freels, husband and wife

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

Rigoberta Cam Gutierrez, an unmarried woman and Rosa Gutierrez Castro, an unmarried woman and Emanuel Cam Gutierrez, an unmarried man, as tenants in common with rights of survivorship

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lots Nos. 9 and 10 on the Plan Subdivision of B. H. and Margaret P. Franklin, Six Acre Tract as shown by plat appearing of record in Plat Book 843, Page 78, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lots.

Karen Johnson Davidson County
Batch# 1071290 DEEDWARR
11/14/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20231114-0088665

20231114008866S

Being the same property conveyed to Stevie Freels and Judy Freels by Special Warranty Deed from Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20080303-0020783 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on March 3, 2008. Judy Freels died on or about April 9, 2022 thereby vesting title in Stevie Freels by reason of their tenancy by the entirety. The said Stevie Freels has since remarried and now known as Stevie Freels and Kathy Diane Freels, husband and wife.

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: 111 Margaret Street, Madison, TN 37115

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 ~~9th~~ 10th (MB) day of November, 2023.

Stevie Freels

Stevie Freels

Kathy Diane Freels

Kathy Diane Freels

STATE OF TENNESSEE
COUNTY OF Wilson

On this ~~9th~~ 10th (MB) day of November, 2023, before me personally appeared Stevie Freels and Kathy Diane Freels, 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 ~~9th~~ 10th (MB) day of November, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/10/2023.

Affiant Signature – Joshua A. Terry

11/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/13/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27