Karen Johnson Davidson County
Batch# 1071815 DEEDWARR
11/14/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231114-0088872

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 034010F05600CO
Account Number:

NAME & ADDRESS OF NEW OWNER:
Jose M. Castro Araya and
Maricela Rojas Picado
182 New Shackle Island Rd.
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES S. EAKINS, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JOSE M. CASTRO ARAYA AND MARICELA ROJAS PICADO** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A certain townhome, BEING Unit No. 56, of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, of the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to Charles S. Eakins and Polly A. Eakins, husband and wife, by Warranty Deed from Mid-TN Capital, LLC, dated June 26, 2017, appearing of record in Instrument No. 20170629-0065653, of the Register's Office of Davidson County, Tennessee. Polly Ann Eakins died on December 11, 2019, leaving to her husband Charles S. Eakins.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 256 Cobblestone Place Dr, Goodlettsville, TN, 37072.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been paid by the Grantor(s) and prorated between the parties

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of November, 2023.

Charles S. Eakins

MELISSA JANET CISNEROS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP58860
My Commission Expires Sep 13, 2026

STATE OF ~~TENNESSEE~~ Kentucky M.C)
COUNTY OF ~~RUTHERFORD~~ Hopkins)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles S. Eakins, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of November, 2023.

melissa cisneros
NOTARY PUBLIC

My Commission Expires: Sep 13 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of November, 2023.

Jennifer Russell
NOTARY PUBLIC

My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

---------- [Space Below This Line For Recording Data] ----------

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/13/23 (date of document).

Jennifer Russell
Affiant Signature

11/14/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

