WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074307 DEEDWARR
11/21/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20231121-0090696

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,

$355,000.00

Affiant

Subscribed and sworn to before me this 21 day of November, 2023.

Notary Public
My Commission expires: 7/15/26
(Affix Seal)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Denis Jardel Rivera and Cindy Areysi Euceda Benson, husband and wife	**Denis Jardel Rivera and Cindy Areysi Euceda Benson, husband and wife**	135-14B-81C0
1708 Olive Circle	**1708 Olive Circle**	
Nashville, TN 37217	**Nashville TN 37217**	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Steven Ray Simpson, Trustee of the Living Trust of Steven Ray Simpson, dated September 12, 2018

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Denis Jardel Rivera and Cindy Areysi Euceda Benson, husband and wife

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel 135-14B-81C0

Land in Davidson County, Tennessee, being Lot No. 80 on Plan of Ransom Place, Section One, Phase Two of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steven Ray Simpson, Plaintiff, by Quitclaim Deed from Soudabeh Koupal, Defendant, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed March 30, 2000 in the Second Circuit Court for Davidson County, Tennessee, Docket No. 00D933, dated March 25, 2000 and recorded on April 4, 2000 in Instrument No. 200004040033585, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Living Trust of Steven Ray Simpson dated September 12, 2018, Steven Ray Simpson, Trustee, by Quitclaim Deed from Steven R. Simpson, a single person, dated September 12, 2018 and recorded on September 28, 2018 in Instrument No. 20180928-0096200, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 1708 Olive Circle, Nashville, TN 37217.

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, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR

covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS our hand(s) this 17th day of November, 2023.

Steven Ray Simpson, Trustee of the living trust of Steven Ray Simpson, dated September 12, 2018

Steven Ray Simpson, Trustee of the Living Trust of Steven Ray Simpson, dated September 12, 2018

STATE OF ~~TENNESSEE~~ NV)
COUNTY OF CLARK)

Before me, a Notary Public in and for said County and State, Steven Ray Simpson, Trustee of the Living Trust of Steven Ray Simpson, dated September 12, 2018, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 17TH day of November, 2023.

Notary Public

My commission expires 7/10/27

ENRIE BALLESTEROS
Notary Public, State of Nevada
Appointment No. 19-2644-1
My Appt. Expires Jul 10, 2027

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 11/17/2023.

Affiant Signature – Joshua A. Terry

11/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/21/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27