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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 231146194**<br><br>Karen Johnson Davidson County<br>Batch# 1074465 DEEDWARR<br>11/22/2023 10:10:04 AM 2 pgs<br>Fees: $13.00 Taxes: $943.50<br>20231122-0090917 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of November, 2023.<br><br>Notary Public<br>My Commission Expires: HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
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| Ruben Pulido-Bustamante and<br>Brigida Jimenez-Cruz<br>106 Archwood Dr<br>Madison, TN 37115 | New Owner | Tax Parcel ID No.<br>043 11 0 179.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosalyn McCullough, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruben Pulido-Bustamante and Brigida Jimenez-Cruz, husband and wife, and Esther Jimenez-Jimenez, as joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the plan of John W. Anderson Subdivision of Lot Four in Anderson Estates, of record in Plat Book 1835, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theophilus Gipson, Sr., Unmarried, by Warranty Deed from Walter G. Lee, Married, of record in Book 8654, Page 502, in the Register's Office of Davidson County, Tennessee, dated June 15, 1992 and recorded on June 18, 1992. The said Theophilus Gipson Sr having since died on March 01, 2012. His Last Will and Testament, being filed in the Chancery Court for Robertson County, Case No CH12-CV-164, devised the subject property to Rosalyn H. Gipson-McCulough. Rosalyn H. Gipson-McCulough is a/k/a Rosalyn McCullough.

Being the same property conveyed to Rosalyn McCullough, by Warranty Deed from Rosalyn McCullough, of record in Instrument No. 20121017-0095417, in the Register's Office of Davidson County, Tennessee, dated October 15, 2012 and recorded on October 17, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John W. Anderson Subdivision of Lot Four in Anderson Estates, as recorded in Plat Book 1835, Page(s) 34.

This is improved property located at 106 Archwood Dr Madison, TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of November, 2023.

Rosalyn McCullough

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosalyn McCullough, 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, at office, this 20th day of November, 2023.

Notary Public
My Commission Expires: _____

