Karen Johnson Davidson County
Batch# 1075958 DEEDWARR
11/28/2023 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20231128-0091845

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Juan Francisco Corpeno Aguilar	SEND TAX BILLS TO: new owner	
(NAME) **2158 Whitney Ave**	(NAME) **2158 Whitney Ave**	164 00009700
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Debra Christine Troup, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Juan Francisco Corpeno Aguilar,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I: 3774 Pin Hook Rd, Antioch, TN 37013 Map and Parcel - 164-00-0-097.00
A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W.Watkins, Surveyor, as follows:

Beginning at a point in the center line of New Pin Hook Road, the common front corner of the Pope lands and Foster lands; thence north 75 feet to a point in the center line of Old Pin Hook Road; thence north 605 feet, more or less, to an iron pin; thence east 150 feet to a point; thence south 680 feet, more or less, to a point in the center line of New Pin Hook Road; thence west along the center of said Road 55 feet to the point of beginning.

Being the same property conveyed to Debra Christine Troup, by Will dated February 12, 2014, and being of record at Instrument No. 20220801-0087071 in the Register's Office of Davidson County, Tennessee and Muniment of Title at Docket No 22P1088 in the Probate Court of Davidson County, Tennessee.

Being the same property previously conveyed to William C. Troup and wife, Shirley Ann Troup by virtue of Warranty Deed dated September 18, 1959 at Book 2961, Page 199 in the said Register's Office. Shirley Ann Troup having pre-deceased William C. Troup. William C. Troup, having passed on/or about October 1, 2021.

Parcel II: 3778 Pin Hook Rd., Antioch, TN 37013 - Map and Parcel 164-00-0-098.00
A tract of land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, as follows:

Beginning at a point in the center line of New Pin Hook Road, Pope's southwest corner; thence north 680 feet, more or less, to a point; thence east 165 feet to an iron pin; thence south 563 feet, more or less, to a point, Pope's northeast corner, thence west 210 feet to Pope's northwest corner; thence south 710 feet, more or less, to the center of New Pin Hook Road; (erroneously referred to as Pink in deed), thence west along the center to the same 50 feet to the point of beginning.

Being the same property conveyed to Debra Christine Troup, by Quit Claim Deed dated August 21, 2023, and being of record at Instrument No. 20230822-0065479, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William Calvin Troup, Jr. by virtue of Will dated February 12, 2014 at Instrument No. 20220801-0087071 in the said Register's Office and Muniment of Title at Docket No 22P1088 in the Probate Court of Davidson County, Tennessee.

Being the same property previously conveyed to William C. Troup and Wife Shirley Ann Troup and Jefferson Davis, Jr. by virtue of Quit Claim Deed dated April 29, 2005 at Instrument No. 20050502-0048490 and Affidavit of Heirships dated April 29, 2005 at Instrument No. 20050502-0048488 and 20050502-0048489 in the

said Register's Office. Shirley Ann Troup having pre-deceased William C. Troup. William C. Troup, having passed on/or about October 1, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat 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; and 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; 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.

Witness my hand this 27th day of November, 2023.

Debra Christine Troup

Debra Christine Troup

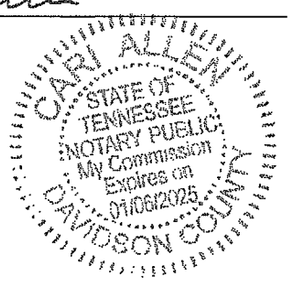
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Debra Christine Troup**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2023.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 November 27, 2023.

Affiant Signature

11/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026