Karen Johnson Davidson County
Batch# 1077207 DEEDWARR
12/01/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231201-0092915

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Co., Inc. - Brentwood
5111 Maryland Way, Suite 101
Brentwood TN, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2023.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

02-NSH23-06871

Address of New Owner:	Send Tax Bills to:	Tax Information:
Efrain Mejia Ceballos and Wendy Carolina Ramirez Orellana 1039B Westchester Drive Madison, TN 37115	Efrain Mejia Ceballos and Wendy Carolina Ramirez Orellana 1039B Westchester Drive Madison, TN 37115	041 16 0 085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry Cheatham, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Efrain Mejia Ceballos and Wendy Carolina Ramirez Orellana, a married couple and Santos Mejia, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being Lot No. 129-B on the Resubdivision of Lot 129, Section One, Kemper Heights; of record in Plat Book 11190, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being PART OF the same property conveyed to Gene E. Tidwell by Warranty Deed from Erminia S. Coarsey of record as Instrument No. 0341213, Book 10581 Page 154 in the Register's Office for Davidson County, Tennessee, dated August 25, 1997 and recorded on August 26, 1997. The said Gene E. Tidwell departed this life on December 22, 2015, leaving and Last Will and Testament of record under Docket No. 2016PR-20, in the Probate Court of Sumner County, Tennessee, which left his entire estate equally to his children, Sherry Tidwell (Walker) Cheatham and Charlotte Tidwell Frakes.

Charlotte Tidwell Frakes conveyed her portion by Quit Claim Deed to Cardinal Rentals, LLC of record as Instrument No. 20160224-0017546 in the Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded February 24, 2016.

And now being conveyed to Sherry Cheatham by Quit Claim Deed from Cardinal Rentals, LLC of record as Instrument No. 20210826-0115587 in the Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 26, 2021.

For Information Only: Being Parcel 041 16 0 085.00
Being also known as 1039B Westchester Dr, Madison, TN 37115

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1039B Westchester Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of November, 2023

Sherry Cheatham

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sherry Cheatham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 28th day of NOVEMBER, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/03/2026

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Shelby Smith, 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 **11/28/23**.

Shelby Smith

Affiant Signature

12/1/23

Date

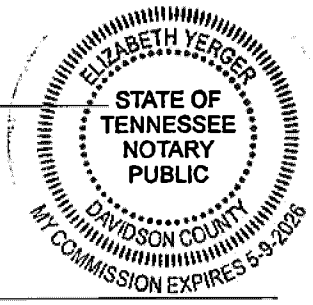
State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1 day of **December**, 20**23**.

Notary's Signature



My Commission Expires: _____

Notary's Seal (if on paper)