Karen Johnson Davidson County
Batch# 1077975 DEEDWARR
12/04/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20231204-0093305

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2023.

Notary Public
My commission expires: 11.17.24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alfredo Hernandez Lorenzo	New Owner	**16206025600**
225 Delvin Dr		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Janet O'Hara, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfredo Hernandez Lorenzo and Elsa Salazar Jauregi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 28, Valley Green, of record in Plat Book 4460, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mark R O'Hara, by Quitclaim Deed from Cynthia L O'Hara, dated October 20, 1993, of record in Book 9121, Page 196, in the Register's Office for Davidson County, Tennessee. Mark R O'Hara died intestate on March 8, 2020, leaving Janet O'Hara as his sole heir at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202312040093303, and Instrument No. 202312040093304, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Mark R O'Hara and wife, Cynthia L O'Hara, by Warranty Deed from Linda R Rodgers, unmarried, dated February 29, 1988, of record in Book 7486, Page 132, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 225 Delvin Dr, Antioch, TN 37013.

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 in 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.

Janet O'Hara Date: 11/28/23
Janet O'Hara

_____ Date: _____

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Heirs or Devisee of Mark R O'Hara, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11·17·24

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 11/28/23 (date of document).

Jennifer Russell
Affiant Signature

11/30/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

