Karen Johnson Davidson County
Batch# 1083892 DEEDWARR
12/19/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20231219-0097856

WARRANTY DEED

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. DH-23-5724

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calixto Ramirez Rodriguez	New Owner	
(NAME)	(NAME)	
419 Norman Drive		051-04-0-021.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I/we, **Sarah Hale and Jesse Hale, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calixto Ramirez Rodriguez, an unmarreid man**, HEREINAFTER CALLED THE GRANTEE, 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. 3 on the plan of Dale Heights, of record in Book 2330, page 153, Register's Office for said County, Tennessee, described as follows:

Beginning at a point in the South margin of Norman Drive at the corner of Lots No. 2 and 3; thence with the line between said lots, Southerly 156.3 feet to the North line of Lot No. 4; thence with the line between Lots 3 and 4, Easterly 178 feet to the West margin of Gibson Drive; thence with the margin of the same, Northerly 95 feet to the beginning of a curve; thence around said curve Northwesterly 41 feet to the South margin of Norman Drive; thence with the margin of the same, Northwesterly 135 feet to the point of beginning.

Being the same property conveyed to Sarah Hale and Jesse Hale, wife and husband by Warranty Deed from Amanda Dean, as successor trustee for the 419 Norman Drive Trust of record in Instrument No. 20170814-0082920, dated August 7, 2017 and recorded on August 14, 2017 Register's Office for Davidson County.

This is property more commonly known as 419 Norman Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of December, 2023.

Sarah Hale

Jesse Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2023, before me personally appeared Sarah Hale and Jesse Hale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Hallie 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 12/15/23.

Date

Affiant Signature

12/15/23

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY