Karen Johnson Davidson County
Batch# 1086263 DEEDWARR
12/28/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20231228-0099768

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16242-BW	COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 2023. Notary Public MY COMMISSION EXPIRES: 11-17-24 (AFFIX SEAL)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose G. Serrano Velasquez	New Owner	
2002 Hickory Hill Lane		085-04-0-030.00
Hermitage, TN 37076		
(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, WE, **Brian Bishop, Steve Bishop and Bobbi Darlete Bishop, Co-Conservators for Alice Bishop**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose G. Serrano Velasquez, an unmarried man**

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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 2 on the Plan of Stones River Estates, Section 1, of record in Book 2900, Page 139, Register's Office for said County.

Said Lot No. 2 fronts 134.54 feet on the easterly margin of Hickory Hill Lane, and extends back 198.59 feet on the southerly line to a dead line in the rear measuring 98.49 feet thereon.

Being the same property conveyed to Alice F. Bishop by Warranty Deed from John George Shand and wife, Beverly Nanette Shand of record in Book 6545, page 261, Register's Office for Davidson County, Tennessee, dated April 29, 1985 and recorded on April 30, 1985.

Brian Bishop, Steve Bishop, and Bobbi Darlete Bishop having been appointed Co-Conservators for Alice Bishop (being one and the same person as Alice F. Bishop) and are authorized to convey the property by Court Order entered in Case No. 23P432 on December 6, 2023 in the Second Circiut Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2002 Hickory Hill Lane, Hermitage, TN 37076**

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 our hands this the 22 day of December, 2023.

Brian Bishop, Co-Conservator for Alice Bishop

Steve Bishop, Co-Conservator for Alice Bishop

Bobbi Darlete Bishop, Co-Conservator for Alice Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Bishop, Co-Conservator for Alice Bishop,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of December, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve Bishop, Co-Conservator for Alice Bishop,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of December, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobbi Darlete Bishop, Co-Conservator for Alice Bishop,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of December, 2023

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Katie 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 12/22/23
Date

Affiant Signature

12/22/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 22 day of December, 2023.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

