Karen Johnson Davidson County
Batch# 1087134 DEEDWARR
12/29/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231229-0100238

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2023.

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Manuel Velazquez Hidalgo	New owner	086-01-0 057.00
105 Aloha Ct.		
Hermitage, TN 37076		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLAN GREENDALE, SR., A SINGLE PERSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE MANUEL VELAZQUEZ HIDALGO, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson, State of Tennessee, Being Lot No. 12, Addition to Section Four, Hermitage Hills, of record in Book 3842, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allan Greendale, Sr., a single person, unmarried, by deed dated 04/16/2021, from Melissa Bishop, unmarried, of record in Instrument No. 20210426-0055325, Register's Office for said County.

Allan Greendale, Sr. is also known as Allan Greendale.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 105 Aloha Ct., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of December, 2023.

Allan Greendale

Allan Greendale, Sr. a/k/a Allan Greendale

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allan Greendale, Sr. a/k/a Allan Greendale, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2023.

My commission expires: 3/11/26

Notary Public

MICHAEL LEE
Notary Public - State of Florida
Commission # HH 226705
My Comm. Expires Mar 11, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/13/23.

Affiant Signature

12/29/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY