39B

WARRANTY DEED

Karen Johnson
Batch # 1089355
01/08/2024 01:29:35 PM
Fees: $13.00 Taxes: $2,035.00
20240108-0001535

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

PRESTON-WILLIAMSON ANGELA Y. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-300S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Jeremy Martin and Melissa Martin	Movement Mortgage	063 00 0 030.00
(NAME)	(NAME)	
624 Menees Lane	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMADO RANGEL NKA AMADO RANGEL TREJO AND MARIBEL VICTORIA RANGEL NKA MARIBEL VICTORIA MARTINEZ HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY MARTIN AND MELISSA MARTIN, 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 part of the Menees land, described according to a copy of a survey by Harvey Gee, Surveyor, October 2, 1948, as follows:

Beginning at a point in the intersection of the North line of Menees Road, and the center line of Neely's Bend Road, at a nail in the center of said Neely's Bend Road; thence with the center line of said Neely's Bend Road, North 11 degrees 43 minutes West 274.7 feet to a nail in the center of said Road; thence continuing with the center of said Road, North 05 degrees 23 minutes West one foot to a point; thence, easterly passing an iron pin in the easterly line of the proposed new right-of-way of Neely's Bend Road, at 32.3 feet, a total distance of 192.9 feet to an iron pin; thence, South 270 feet to an iron pin in the North margin of Menees Road; thence, with the margin of the same, westerly 137 feet to the beginning.

BEING the same property conveyed by Warranty Deed from Steven C. McCrary, a married man to Amado Rangel and Maribel Victoria Rangel, husband and wife, recorded December 9, 2016, as Instrument No. 20161209-0129513 in Davidson County, Tennessee Register of Deeds.

unimproved ☐
This is improved ☒ property, known as 624 Menees Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of January 2024

Amado Rangel Trejo

Maribel Victoria Martinez

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of January 2024, before me personally appeared Amado Rangel Trejo and Maribel Victoria Martinez, 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 (or person's) free act and deed.

Witness my hand and official seal on day and date first above written

Notary Public
My Commission Expires: 8/24/26

