WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108828 DEEDWARR
03/08/2024 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20240308-0016065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-26-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Guamucho and Fagustina Alvarez	Jose Guamucho and Fagustina Alvarez	
(NAME)	(NAME)	
3713 Hewlett Drive	3713 Hewlett Dr	133 07 0 086.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **HUNTER C. BATSON AND SPOUSE, ASHLEY C. BATSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE GUAMUCHO AND FAGUSTINA ALVAREZ, MARRIED** , 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. 8 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 8 fronts 61 feet on the Westerly side of Hewlett Drive and runs back between parallel lines 167 feet to a dead line in the rear.

Being the same property conveyed to Hunter C. Batson and spouse, Ashley C. Batson, by Warranty Deed from Phillip Link, a married man, of record in Instrument No. 20191122-0120936, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019, and recorded on November 22, 2019.

Kevin D. Montgomery herein signed as Attorney in fact for Hunter C. Batson and Ashley C. Batson. Said Power of Attorney is of record Instrument No. __202403080016064__ in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2024-117

unimproved
This is improved x property, known as 3713 Hewlett Drive, Nashville, TN 37211

(House Number) (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 my hand this 16th day of February, 2024

Hunter C. Batson by attorney in fact

HUNTER C. BATSON BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Ashley C Batson by attorney in fact

ASHLEY C. BATSON BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Hunter C. Batson and Ashley C. Batson and acknowledged that he executed the same as the free act and deed of Hunter C. Batson and Ashley C. Batson.

Witness my hand and official seal this 16th day of February, 2024.

Commission expires:

Notary Public

MO2024-117

Tennessee Certification of Electronic Document

I, Summer Barton 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 2-16-24 (date of document).

Summer Barton
Affiant Signature

3-7-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24