WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112001 DEEDWARR
03/18/2024 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,546.60
20240318-0018476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$418,000.00.**

x _____
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 15 DAY OF MARCH, 2024.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-28-25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2636

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Samantha Irvin and Denise Irvin 1601 Overton Street Old Hickory, TN 37138		053-03-0-390.00

For and in consideration of the sum of Four Hundred Eighteen Thousand And 0/100 ($418,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

FRANCISCO REYES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

SAMANTHA IRVIN, AN UNMARRIED WOMAN, AND DENISE IRVIN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 21 on the Plan of Revised Section "E" Village of Old Hickory of record in Plat Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Francisco Reyes, a married man, by Warranty Deed from Grant W. Garner and Lois S. Garner, husband and wife, dated April 19, 2023, and recorded April 24, 2023 in Instrument No. 20230424-0030064, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Grant W. Garner and Lois S. Garner, husband and wife, by Warranty Deed from Paul Hall and Billy Joe Hall, dated June 10, 2021, and recorded June 14, 2021, in Instrument No. 20210614-0079793, Register's Office for Davidson County, Tennessee.

The subject property has not been the primary residence of either Francisco Reyes or his spouse.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1601 Overton Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR FRANCISCO REYES to SAMANTHA IRVIN AND DENISE IRVIN FOR THE TRANSFER OF PROPERTY LOCATED AT 1601 OVERTON STREET, OLD HICKORY, TN 37138.]

Witness our/my hand on the 15th day of **March, 2024.**

Francisco Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally **appeared before** me, the undersigned, a Notary Public in and for said **county and state,** Francisco Reyes, with whom I am **personally acquainted,** and who acknowledged that he/she/they executed **the within instrument** for the purposes therein **contained.**

Witness **my hand and official** seal this 15th day of March, 2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 15, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY