Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1123243 DEEDWARR
04/16/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240416-0026974

39-B
File #24-1069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph R. Hailey and Marki A. Hailey, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Jesus Zepeta Jarquin and Solbrisa Valdez Ramirez, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, 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 Memphis Investments Property III, LLC, a Tennessee limited liability company, by deed dated 09/27/2021 and recorded 10/08/2021, from J. Richard Flatbush, Trustee of the Jane Marshall Living Trust dated October 14, 2016, of record in Instrument Number 20211008-0135735,

Being further conveyed to Joseph R. Hailey and Marki A. Hailey, husband and wife by deed dated 01/24/2022 and recorded 02/07/2022, from Memphis Investment Properties III, LLC, A Tennessee Limited Liability Company dated in Instrument No. 20220207-0013908, in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 253 Warrior Road, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jesus Zepeta Jarquin 253 Warrior Road Madison, TN 37115	New Owner	043-15-0-249.00

WITNESS THE EXECUTION HEREOF this 28th day of March, 2024.

Joseph R. Hailey

Marki A. Hailey

State of Tennessee)
County of Davidson)

On this 28th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph R. Hailey and Marki A. Hailey, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/24

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 350,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of March, 2024.

Notary Public

My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3.28.24 (date of document).

Affiant Signature

4.15.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

