This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 400
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 350,000.00

Affiant

Karen Johnson Davidson County
Batch # 1123678 DEEDWARR
04/16/2024 02:05:49 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20240416-0027159

TROY A. WALTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2024.

Notary Public
My Commission Expires: My Commission Expires December 19, 2026

Address of New Owner	Send Tax Bills To:	Map and Parcel
Ramon Antonio Dominguez Marivel Ponce 227 McArthur Dr madison Tn 37115	Ramon Antonio Dominguez Marivel Ponce Same	043-07-0-061.00

WARRANTY DEED

THIS DEED, made and entered by and between **Francisco Morales, a married man** hereinafter known as Grantor, and **Ramon Antonio Dominguez and wife, Marivel Ponce** known as Grantees.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130 Page 37, Register's Office for said County, and being Lot No. 65 on The Plan of the Resbudivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the Easterly margin of McArthur Drive, at the corner of Lots 65 and 66, thence with the line between said Lots, Eastwardly 136 feet to the common corner of Lots 35, 36, 65 and 66; thence with the line between said Lots 36 and 65; Northwardly 70.3 feet to the Southerly margin of Roosevelt Avenue; thence with the same Westwardly 116.33 feet to the beginning of a curve, thence around said curve with a radius of 20 feet, Southwestwardly 31.1 feet to the Easterly margin of said McArthur Drive; thence with the same Southwardly 46.3 feet to the beginning.

Being the same property conveyed by Warranty Deed from Property Fund 629 LLC into Francisco Morales, a married man, dated November 17, 2023, filed for record on November 20, 2023, and recorded in Instrument No.

20231120-0090266, Register's Office, Davidson County, Tennessee.
Subject property does not constitute the homestead of the grantor or that of their spouse.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This is improved property known as: 227 McArthur Drive Nashville TN 37115

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 16th day of April, 2024.

Francisco Morales

STATE OF Tennessee
COUNTY OF Rutherford

On this 16th day of April, 2024, before me personally appeared Francisco Morales to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

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

Notary Public
My Commission Expires: My Commission Expires December 19, 2026

TROY A. WALTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY