Karen Johnson Davidson County
Batch# 1131875 DEEDWARR
05/07/2024 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240507-0033566

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2024.

NOTARY PUBLIC

My commission expires: 1-26-28

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Pablo Garcia Ruiz and Sandra Garcia	New owner	026-05-0023.00
(NAME)	(NAME)	
302 Roscoe St.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Adam M. Hendron and Mary Jo Daly, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pablo Garcia Ruiz and Sandra Garcia, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 10 feet of Lot No, 2 and all of Lot Nos. 3 and 4, Block E of the map of Roscoe Place, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lots and part of lot adjoin and front together 127 feet on the Northerly side of Roscoe Street and run back between lines 161 feet on the Easterly line along the rear lines of Lot Nos. 6, 7, 8 and part of 9, and 150 feet on the Westerly line of part of Lot No. 2 to the Southerly line of Lot No. 20, and measures 70 feet thereon.

Being the same property conveyed to Adam M. Hendron and Mary Jo Daly, husband and wife, by Quitclaim Deed from Adam M. Hendron, a married man, of record in Instrument No. 20210122-0009818, dated January 15, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 302 Roscoe St., Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2024.

Adam M. Hendron

Mary Jo Daly

STATE OF ~~TENNESSEE~~ IL
COUNTY OF ~~WILSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam M. Hendron and Mary Jo Daly, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2024.

Notary Public
My Commission Expires: 10/5/27

OFFICIAL SEAL
CHRISTINE S HANNA
Notary Public, State of Illinois
Commission No. 979106
My Commission Expires
October 05, 2027

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2024.

Adam M. Hendron

Mary Jo Daly

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF WILSON Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam M. Hendron and Mary Jo Daly, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2024.

~~Notary Public~~
My Commission Expires: 07/07/2024

JENNIFER GIBBINS
MY COMMISSION EXPIRES
07/07/2024
NOTARY ID: 130729826

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/30/24 (date of document).

Jennifer Russell
Affiant Signature

5/7/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of May 2024.

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL