Karen Johnson Davidson County
Batch# 1133395 DEEDWARR
05/10/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20240510-0034558

WARRANTY DEED

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

File No. EM-24-6427

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Macario Carbajal Rodriguez and Alicia Romo Guzman	New owners	
(NAME) 891 Idlewild Drive	(NAME)	052-05-0-197.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, I/we, **Ronnie Lee Beddingfield and Sharon Beddingfield, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Macario Carbajal Rodriguez and Alicia Romo Guzman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Part of Lot No. 9 on the Map of a Subdivision of Lot Nos. 35, 36 and 37 of the subdivision of the H.B. Chadwell Tract, as of record in Book 547, page 60, Register's Office for said County, described according to a copy of a survey by Harvey Gee, Surveyor, August 9, 1946, as follows:

Beginning at a point in the northwesterly margin of Idlewood Avenue at an iron pin, which point is South 50 degrees West 89 west from a turn in said Avenue, and is likewise the southeast corner of a tract of 0.47 acres shown on said survey; thence with the line of said 0.47 acre tract, North 44 degrees West 250.4 feet to an iron pin; thence South 53 degrees West 94 feet to an iron pin; thence South 40 degrees East 255.3 feet to the margin of Idlewild Avenue; thence with the margin of the same, North 50 degrees east 110 feet to the point of beginning.

Being the same property conveyed to Ronnie Lee Beddingfield by Warranty Deed from Carrie Knox, a widow dated July 30, 2004 and recorded on August 2, 2004 in Instrument no. 20040802-0091959, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 891 Idlewild Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 9th day of May, 2024.

Ronnie Lee Beddingfield

Sharon Beddingfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me personally appeared Ronnie Lee Beddingfield and Sharon Beddingfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Renee Long, 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 5-9-24.
Date

Affiant Signature

5-9-24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 9th day of May, 2024.

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY