THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16404-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2024. Notary Public MY COMMISSION EXPIRES: 1-20-28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1139616 DEEDWARR
05/28/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240528-0039112

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blanca Raquel Hernandez Tinoco and Carlos Octavio Perea Franco	New Owner	
525 Roosevelt Avenue		043-06-0-197.00
Madison, TN 37115		
(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, WE, **Catherine A. Faust, Trustee of the 2018 Blackwell Family Irrevocable Trust agreement dated July 24, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blanca Raquel Hernandez Tinoco and Carlos Octavio Perea Franco**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 69 on the Plan of Madison Park, Section 3 of record in Plat Book 3500, Page 104, 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 Bryant Blackwell and wife, Nila Jean Blackwell by Warranty Deed from Dugger Developments Inc, a Tennessee Corporation of record in Book 4194, page 529, Register's Office for Davidson County, Tennessee, dated December 1, 1967 and recorded on December 4, 1967.

Being the same property conveyed to Catherine A. Faust, trustee 2018 Blackwell Family Irrevocable Trust agreement dated July 24, 2018 by Quitclaim Deed from Bryant Blackwell and wife, Nila Jean Blackwell of record in Instrument No. 20180726-0072827 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 26, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **525 Roosevelt Avenue, 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 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 our hands this the 14th day of May, 2024.

2018 Blackwell Family Irrevocable Trust dated July 24, 2018

BY: _____ Trustee
Catherine A. Faust, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Catherine A. Faust** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **2018 Blackwell Family Irrevocable Trust dated July 24, 2018,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Catherine A. Faust** as such **Trustee**.

Witness my hand and official seal this the 14 day of May, 2024.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Krista Traini, 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 5/14/2024.
Date

Affiant Signature

5/24/2024
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 24 day of May, 2024.

Notary's Signature
My Commission Expires: 1-26-28

Notary's Seal (if on paper)

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER