Karen Johnson Davidson County
Batch# 1139865 DEEDWARR
05/28/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240528-0039448

Name and Address of New Owner:
Jose D Martinez Majano, Edelmira D. Carranza,
and Cesar Armando Martinez Majano
708 Reeves Road
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:

Map & Parcel(s):
149-13-0-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley Joan Reed, a widow**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jose D Martinez Majano and Edelmira D. Carranza, husband and wife, and Cesar Armando Martinez Majano, a married man**, hereinafter called the GRANTEE, their heirs, successors 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. 143 on the Plan of Resubdivision of Lots 142, 143, 144 and 145, Section Two, Debra Heights of record in Plat Book 3842, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 143 fronts 74.62 feet on the northerly side of Reeves Road and runs back 153.34 feet on the westerly line and 150 feet on the easterly line to a dead line measuring 90.13 feet thereon.
>
> Being the same property conveyed to James C. Reed and wife, Shirley Joan Reed by Warranty Deed from O.W. Cooper, Jr., and wife, Helen B. Cooper of record in Book 4174, page 64, Register's Office for Davidson County, Tennessee, dated September 20, 1967 and recorded on September 26, 1967. The said James C. Reed died on March 28, 1991 leaving Shirley Joan Reed as the surviving tenant by the entirety.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 708 Reeves Road, Antioch, TN 37013

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 23 day of May, 2024.

Shirley Joan Reed by Linda J. King Attorney In Fact
Shirley Joan Reed by Linda J. King, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. King, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Shirley Joan Reed, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in ~~Record Book~~ _____, ~~page~~ _____, of the ~~*~~ Register's Office of Davidson County, Tennessee.* Instrument # 20240524-0038658

Witness my hand, at office, this 23 day of May, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00.

Affiant Signature

Subscribed and sown to before me, this the 23 day of May, 2024.

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/1926

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 5/23/24 (date of document).

Jennifer Russell
Affiant Signature

5/28/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

