WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143826 DEEDWARR
06/05/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240605-0042254

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/23/2028

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mario Juarez Maria Loza	Mario Juarez Maria Loza	051-04-0-163.00
(NAME) 832 Argle Street	(NAME) 832 Argle Street	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Charles Robert Ogle, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mario Juarez, a married man and Maria Loza, an unmarried woman, tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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 Lots Nos. 7 and 8 of Block "C" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office of Davidson County, described as follows:

Beginning at a point in the Westerly margin of Argyle (for Argle) Avenue, the common corner of Lots Nos. 6 and 7; thence with the line between said two lots, Westwardly 236.4 feet to the common corner of Lots Nos. 6, 7, 21 and 22; thence, with the Easterly line of Lot No. 21, Southwardly 78.6 feet to the Northerly line of Lot No. 15; thence with the Northerly line of Lots Nos. 15 and 14, Southeasterly 62 feet to the common corner of Lots Nos. 8, 9 and 14; thence with the line between Lots Nos. 8 and 9, Eastwardly 200 feet to the Westerly margin of Argyle (or Argle) Avenue; thence with same, Northwardly 100 feet to the beginning.

Being the same property conveyed to Nemo Hatcher by Warranty Deed from Mary Elizabeth Field and Frances Louise Harris Boner, dated 11/10/2004, of record in Instrument No. 20041112-0136227, Register's Office for Davidson County, Tennessee.

The said Nemo Hatcher died testate on 08/11/2010, devising subject property to Charles Robert Ogle and wife, Barbara Lee Ogle, as evidenced in File No. 10P-1458, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Robert Ogle and wife, Barbara Lee Ogle by Executor's Quit Claim Deed from Charles Robert Ogle, as Executor of the Estate of Nemo Hatcher, deceased, dated 05/11/2012, of record in Instrument No. 20120516-0042134, Register's Office for Davidson County, Tennessee.

The said Barbara Lee Ogle having since died, leaving Charles Robert Ogle the sole 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 832 Argle Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of May, 2024.

Charles Robert Ogle

Charles Robert Ogle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Robert Ogle,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of May, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 21,2024.

Affiant
Date: May 21, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of May, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY