Karen Johnson Davidson County
Batch# 1143831 DEEDWARR
06/06/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20240606-0042262

THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $333,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2024. Notary Public My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

Address of New Owner(s) as follows: **Rudy A. Aguilar Gonzalez** **500 Danley Court** **Antioch, TN 37013**	Send Tax Bills To: New Owner	Map-Parcel Numbers: **162-03-0-254.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Meghan M. Marvinny and Tara I. Perkins, a married couple**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Rudy A. Aguilar Gonzalez, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51, Haywood Hills, Section One of record in Book 4460, Page 156, (erroneously referred to as page 356 in prior deeds) Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Meghan M. Marvinny and Tara I Perkins by Warranty Deed from Nar Bista, a married man of record in Instrument No. 20180207-0012450 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **500 Danley Court, 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 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 in 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(s) this **24th day of May, 2024.**

Meghan M. Marvinny

Tara I. Perkins

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of May, 2024, before me personally appeared Meghan M. Marvinny and Tara I. Perkins, 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 24th day of May, 2024.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/24/24 (date of document).

Affiant Signature

5/24/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025