WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148389 DEEDWARR
06/18/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240618-0045720

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 1/11/2026
(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jose Alfredo Hernandez Martinez and Anatalia Martinez Lopez	New Owner	18-59.00
(NAME)	(NAME)	
5352 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241012

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, **Taylor Atwood Barnes, unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Alfredo Hernandez Martinez, unmarried and Anatalia Martinez Lopez, unmarried,** 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the North line of Brick Church Pike, same being the southwest corner of the C. Carlisle property; thence along the North line of Brick Church Pike, North 87 degrees 30 minutes West for the distance of 200.00 feet; thence North 13 degrees 20 minutes West for a distance of 278.00 feet to an iron pin; thence North 21 degrees 05 minutes 05 minutes West for a distance of 230.20 feet to an iron pin; thence North 80 degrees 02 minutes East for a distance of 225.70 feet; thence South 13 degrees 20 minutes East for a distance of 549.68 feet, passing the Northwest corner of the Carlisle property at 41.00 feet, to the point of beginning, according to survey by Donald R. Carver, Surveyor, dated 07/18/1969.

BEING the same property conveyed to Taylor Atwood Barnes by Quitclaim Deed from Lindsay Hall Hollingsworth and Taylor Atwood Barnes, dated 02/18/2022 and filed of record in Instrument No. 20220314-0029280, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 5352 Brick Church Pike, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of June, 2024

Taylor Atwood Barnes

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Taylor Atwood Barnes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of June, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DeBoer, 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 June 17th, 2024.

Robyn DeBoer
Custodian's Signature

6.17.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON