Karen Johnson Davidson County
Batch# 1149735 DEEDWARR
06/21/2024 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20240621-0046722

Name and Address of New Owner:
Sergio Huerta Cornejo and Claudia Idalia Cayado-Torres
4605 Artelia Drive
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:

Same

Map & Parcel(s):
148-08-0-002.00

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, **Brownie B. Baxendale, a widow**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sergio Huerta Cornejo and Claudia Idalia Cayado-Torres, a married couple**, 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. 23 on the Plan of Hazelwood, Section 12, as of record in Book 4300, Page 143, Register's Office for said County.
>
> Said Lot No. 23 fronts 60 feet along the Westerly margin of Artelia Drive and runs back between lines 149.27 feet on the Northerly line and 149.68 feet on the Southerly line, to a dead line in the rear measuring 60 feet thereon.
>
> Being the same property conveyed to Carl Joy Baxendale, Jr. and wife, Brownie B. Baxendale by Warranty Deed from James C. Tucker and wife, Mary E. Tucker of record in Book 5328, page 625, Register's Office for Davidson County, Tennessee, dated August 18, 1978 and recorded on August 23, 1978. The said Carl Joy Baxendale, Jr. died on November 7, 1985 leaving Brownie B. Baxendale 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: 4605 Artelia Drive, 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 17 day of June, 2024.

Brownie B. Baxendale by Terry R. Armstrong, her Attorney-In-Fact 6/17/24

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 Terry R. Armstrong, 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 he is the attorney-in-fact for Brownie B. Baxendale, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in Record Book 202406210046721, of the Register's Office of Rutherford County, Tennessee.

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

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 08-17-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $303,000.00.

Affiant Signature

Subscribed and sown to before me, this the 17 day of June, 2024.

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4.19.26

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 6/17/24 (date of document).

Jennifer Russell
Affiant Signature

6/21/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

