Name and Address of New Owner:
Sebastian Granados and Mariel Morales
4143 Farmview Drive
Nashville, TN 37218
Send Tax Bills To:
NEW OWNERS
This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1159416 DEEDWARR
07/17/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240717-0053996

Map & Parcel No: 059-05-0-181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Estate of Thelma E. Andrews by Tanya Andrews, Individually**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sebastian Jesus Granados-Gamboa and Mariel Sofia Morales-Barboza**, as joint tenants, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No, 155 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jack D. Andrews and wife, Thelma E. Andrews by Deed dated June 18, 1973 from B & H Company, recorded June 20, 1973, in Book 4720, Page 597, in the Official Records of Davidson County, Tennessee. The said Jack D. Andrews died interestate on January 4, 2016, thereby vesting title in Thelma E. Andrews a surviving tenant by the entirety. Thelma E. Andrews died intestate on April 15, 2024. Affidavit of Heirships of record in Instrument Number 202407170053992 .
202407170053993 202407170053994 202407170053995
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4143 Farmview Drive, Nashville, TN, 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of June, 2024.

The Estate of Thelma E. Andrews

By: _____(SEAL)
Tanya Andrews, Individually

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of June, 2024, before me personally appeared Tanya Andrews, Individually of The Estate of Thelma E. Andrews, 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 20th day of June, 2024.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Rutherford
LKRW

Sworn to and subscribed before me this 20th day of June, 2024.

_____
Notary Signature
My commission expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **7-16-2024** _____ (date of document).

Affiant Signature

7-16-2024

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this __**16**_ day of __**July** _____, 20**24**

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25