Karen Johnson Davidson County
Batch# 1160081 DEEDWARR
07/22/2024 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240722-0054546

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF July, 2024.

NOTARY PUBLIC
My Commission expires: _____

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24030048

Address of New Owner
Juan B. Cruz Blanco and
Karen Castillo de Cruz
3666 Hamilton Church Road
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
164-00-0-199.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary W. Cole, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Juan B. Cruz Blanco and Karen Castillo de Cruz, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the W.C. Tomlin Subdivision, of record in Plat Book 4470, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary W. Cole and wife, Mary A. Cole, by Warranty Deed from Juanita D. Clinard (formerly Juanita D. Hannah) and husband, George Clinard, dated 09/07/1990 and recorded on 09/11/1990 at Book 8192, Page 891, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gary W. Cole by Quitclaim Deed from Mary A. Cole (aka Mary Alice Cole) dated 04/18/2011 and recorded on 07/15/2011 in Instrument No. 20110715-0054292, RODCT.

This is property generally located:
3672 Hamilton Church Road, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 4470, Page 115, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Beatriz Cole joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Gary W. Cole**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Gary W. Cole and Beatriz Cole** have caused this instrument to be executed, this the 19 day of July, 2024.

Gary W. Cole

Gary W. Cole

Beatriz Cole

Beatriz Cole

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gary W. Cole and Beatriz Cole,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 19 day of July, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

BROONER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 7/19/24 (date of document).

L. Broner McCoy
Date: 7/19/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 19th day of July, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

