Karen Johnson Davidson County
Batch# 1161072 DEEDWARR
07/23/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240723-0055538

ADDRESS NEW OWNER AS:
Christopher Buck
283 Saint Blaise Road
Gallatin, TN 37066

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 37172

Map & Parcel: 034 - 14 – 0 / 026.00

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Higinio Sanchez Gonzalez and wife, Leonor Tolentino Campos**, hereinafter called the Grantors, to **Christopher C. Buck**, married, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$250,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 1 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Book 3405, page 286, Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Stanley Heights, as of record in Book 3300, Page 74, said Register's Office.

Being the same property conveyed to Higinio Sanchez-Gonzalez and wife, Leonor Tolentino Campos by Quitclaim Deed from Hignio Sanchez a/k/a Higinio Sanchez-Gonzalez and wife, Leonor Tolentino a/k/a Leonor Tolentino Campos, dated September 10, 2014, of record in Instrument No. 20140918-0085796, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Higinio Sanchez-Gonzalez and wife, Leonor Tolentino Campos by deed from Stover & Sons Contractors, Inc., dated January 28, 2014, of record in Instrument No. 20140131-0008690, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or in any way appertaining unto the said Grantee, heirs and assigns in fee simple forever.

The Grantors further covenant with the Grantee, heirs and assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

HIGINIO SANCHEZ GONZALEZ

LEONOR TOLENTINO CAMPOS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Higinio Sanchez Gonzalez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on July 23, 2024.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leonor Tolentino Campos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on July 23, 2024.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on July 23, 2024

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dilliha, 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 July 23, 2024.

Affiant Signature

7-23-24

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on July 23, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

