STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 4.23.25
File No. G24-21608

Karen Johnson Davidson County
Batch# 1166419 DEEDWARR
08/05/2024 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.81
20240805-0059485

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charisse Claiborne (NAME)	New Owner (NAME)	052-12-0-060
628 Canton Ct. (STREET ADDRESS)	" (STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tyra Velasquez Hunt, Trustee of The Raphael M. Velasquez Irrevocable Trust dated March 4, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charisse Claiborne**, 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:

BEING Lot No. 8 on the Plan of Schoolside Heights of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 46 feet on a segment of the southerly most margin of Canton Court and runs back 102.4 feet on the easterly line 109.1 feet on the westerly line and 158.8 feet across the rear of said property.

Being the same property conveyed to Tyra Velasquez Hunt, Trustee of The Raphael M. Velasquez Irrevocable Trust by Quitclaim Deed dated March 4, 2020, recorded March 10, 2020, in Instrument Number 20200310-0026590, in the Register's Office of Davidson County, Tennessee. The Grantee was incorrectly identified in this deed as the Ralph M. Velasquez Irrevocable Trust.

The said Raphael M. Velasquez Irrevocable Trust and the Ralph M. Velasquez Irrevocable Trust being one in the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 632 Canton Court, Madison, TN 37115.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 30th day of July, 2024.

The Raphael M. Velasquez Irrevocable Trust dated March 4, 2020

By: Tyra Velasquez Hunt, Trustee
Tyra Velasquez Hunt, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tyra Velasquez Hunt, Trustee of The Raphael M. Velasquez Irrevocable Trust dated March 4, 2020, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of July, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 7-30-24 (date of document).

Affiant Signature

8-5-24
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 5th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202408050059485