This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1173657 DEEDWARR
08/26/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240826-0065203

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $390,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of July, 2024.

Notary Public
My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Maria Teresa Leon Cantero
2232 Riverway Dr
Old Hickory, TN 37138

SEND TAX BILLS TO:
Maria Teresa Leon Cantero
2232 Riverway Dr
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 053060B01700CO

WARRANTY DEED
24NT00657

Effective the 2 Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Arnold D. Hoskins and wife, Bonnie J. Hoskins

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Maria Teresa Leon Cantero, a single woman

Hereinafter called the GRANTEES, 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. 228 as shown on the Plan of Phase Two, Waterford Subdivision, as of record in Plat Book 7900, page 412, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnold D. Hoskins and wife, Bonnie J. Hoskins from David W. Brinn and wife, Susan D. Brinn, by Warranty Deed dated 08/24/1998 and recorded 08/25/1998 in Book 11081, page 425, Register's Office of said County.

This is an improved property commonly known as: 2232 Riverway Dr, Old Hickory, TN 37138-2826

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Arnold D. Hoskins

Arnold D. Hoskins

State of ALABAMA)
County of MADISON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Arnold D. Hoskins**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 2024.

Susan Jones Harmening

Notary Public
My Commission expires: 5 / 10 / 2028

SUSAN JONES HARMENING NOTARY PUBLIC ALABAMA STATE AT LARGE

Bonnie J. Hoskins

Bonnie J. Hoskins

State of ALABAMA)
County of MADISON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bonnie J. Hoskins**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 2024.

Susan Jones Harmening

Notary Public
My Commission expires: 5 / 10 / 2028.

SUSAN JONES HARMENING NOTARY PUBLIC ALABAMA STATE AT LARGE

202408260065203

Tennessee Certification of Electronic Document

I, Summer Barton 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 7/3/2024 (date of document).

Summer Barton
Affiant Signature

8/23/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Aug, 24.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON