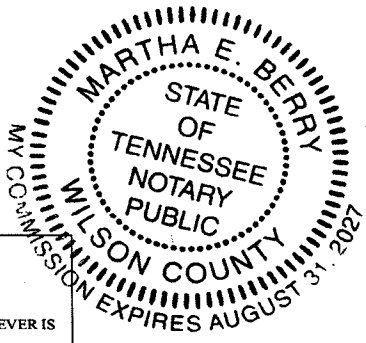
RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-23602-24



WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174836 DEEDWARR
08/27/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20240827-0065900

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of August 2024

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicenta Jimenez Olea and Virgilio Aguirre Jimenez 4900 Peppertree Drive, Antioch, TN 37013	Same address as new owner	165-14-0-126.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 314,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Jimmy L. Newlin and wife, Tracy Newlin**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Vicenta Jimenez Olea and Virgilio Aguirre Jimenez, a married couple**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 282 on the Plan of Section 14, Peppertree Forest, of record in Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jimmy L. Newlin, married, from Jerry D. Butler and wife, Georgia Butler, by Warranty Deed dated September 13, 1993 and recorded September 15, 1993 in Book 9080, page 360, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1501 Water Oak Ct, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22 day of August, 2024

GRANTOR(S)

Jimmy L. Newlin

Tracy Newlin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Jimmy L. Newlin and Tracy Newlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22 day of August 2024

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Certificate of Authenticity

I, Linzie Hahn, 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 8/22/24.

Date

L Hahn

Affiant Signature

8/22/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2024.

Anna E. S

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028