Karen Johnson Davidson County
Batch# 1183625 DEEDWARR
09/19/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240919-0072728

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3823

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of September, 2024

Notary Public

Commission Expires: 4-19-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sebastian Ibarra and Mary Tynes 808 Usher Drive Nashville, TN 37115	New Owner	052-04-0C-020.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Cleveland Fuller

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sebastian Ibarra, unmarried and Mary Tynes, unmarried, as joint tenants in common with rights of survivorship

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:

The land with all the buildings and improvements thereon, situated at 808 Usher Drive, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 20 on the Plan of Ravenswood of record in Plat at Instrument No. 20001211-0121554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Wilson by Warranty Deed from Adolfo Antonio Beltran and Albertina Raun Beltran of record in Instrument No. 20150722-0071783 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 22, 2015.

Being the same property conveyed to Cleveland Fuller by Quitclaim Deed from James S. Wilson of record in Instrument No. 20240708-0051135 Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on July 08, 2024.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 808 Usher Drive, Nashville, 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 so 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. 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.

Dated this the 12th day of September, 2024.

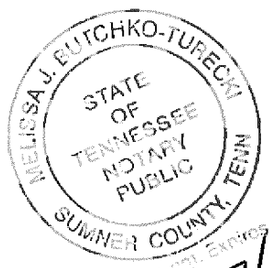
Cleveland Fuller

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of September, 2024, before me personally appeared Cleveland Fuller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2024.

Notary Signature
My commission expires:



9/27/2026

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 9-12-24 (date of document).

Affiant Signature

9-19-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of September, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26