WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183711 DEEDWARR
09/19/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240919-0072828

G-URC-24-4824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/11/24 (AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adan Tzoyohua Tezoco and Jessica McMahon	Adan Tzoyohua Tezoco and Jessica McMahon	059-05-0-102
(NAME)	(NAME)	
4824 Trumpet Circle	503 Dawn Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF IDA FARMER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAN TZOYOHUA TEZOCO AND JESSICA MCMAHON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842. page 257, Register's Office for said County. Said Lot No. 22 fronts 85.02 feet on the northerly side of Trumpet Circle and runs back between line 110.0 feet on the westerly side and 152.5 feet on the easterly side to a line in the rear measuring 78.4 feet thereon.

Being the same property conveyed Jerry Farmer, Jr. and wife, Ida Louise Farmer, to by Deed from H. Lynn Greer, Jr., Trustee, dated 1/20/71, recorded 1/22/71, in Book 4475, page 414, Register's Office for Davidson County, Tennessee.

The said Jerry Farmer, Jr. having died January 7, 2020 leaving property to Ida Louise Farmer as the sole surviving tenant by the entirety. The said Ida Louise Farmer having died March 20, 2023. Mike J. Urquhart appointed administrator of the Estate of Ida Louise Farmer. Order Approving Contract for Sale of Real Property Known as 4824 Trumpet Circle Nashville, TN 37218 filed August 16, 2024 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 257, Register's Office for Davidson County, Tennessee.
- Order voiding Quitclaim Deed recorded in 20210210-0019314 of record in Instrument Number 20210415-0050518, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4824 Trumpet Circle, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2024.

The Estate ~~of Ida Farmer~~

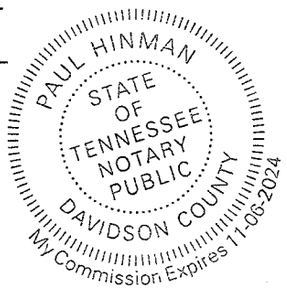
BY:_____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the THE ESTATE OF IDA FARMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 9/17/24.

Affiant Signature – Joshua A. Terry

9/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27