THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1187053 DEEDWARR
09/27/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240927-0074849

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Miguel Reyna Olvera
Affiant

Subscribed and sworn to before me, this **26th day of September, 2024**.

Notary Public
My commission expires: 11-28-26

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miguel Reyna Olvera **168 Haynes Park Drive** **Nashville, TN 37218**	New Owner	**070-01-0-075.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Asby Thompson, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Miguel Reyna Olvera, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Haynes Park Subdivision, Section 2, as recorded in Book 4460, Page 51, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Napoleon Pointer and wife, Sammie Dee Pointer by Warranty Deed from James C. Brown and wife, Antina Brown of record in Book 10151, page 673, Register's Office for Davidson County, Tennessee, dated July 19, 1996 and recorded on August 09, 1996.

Being the same property conveyed to Asby Thompson by Warranty Deed from Napoleon Pointer and wife, Sammie Dee Pointer, retaining a life estate by the entirety, of record in Instrument No. 20161103-0116495 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 03, 2016.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **168 Haynes Park Drive, Nashville, TN 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 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 in 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.

Witness my/our hand(s) this **26th day of September, 2024.**

Asby Thompson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of September, 2024, before me personally appeared Asby Thompson, 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 26th day of September, 2024.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

HE-2024-409

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 26, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Sept 26, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026