Karen Johnson Davidson County
Batch# 1187770 DEEDWARR
09/30/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240930-0075611

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Andrew McGregor, married, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Andres Arteaga and Priscilla Arteaga, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County.

Said Lot No. 142 is described as follows: Beginning at a point in the southerly margin of Baltic Drive, the common front corners of Lot Nos. 141 and 142; thence with the line between said lots, Southwestwardly 109.1 feet to a concrete monument, the common rear corners of Lot Nos. 141, 142 and 143; thence with the line between Lot Nos. 142 and 143, Northwestwardly 90.1 feet to a point in the easterly margin of Panama Drive at the common front corners of Lot Nos. 142 and 143; thence with said margin of said Drive, Northwardly 93.7 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve, Northeastwardly 39.27 feet to a concrete monument in the southerly margin of Baltic Drive; thence with said Drive, Southwardly 98.85 feet to the point of beginning.

This is the same property designated as Map/Parcel #086-01-0-026.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Andrew McGregor, married, by Warranty Deed from R Stahl Properties, LLC, a Kentucky Limited Liability Company, recorded March 7, 2024, in Instrument No. 20240307-0015899, Register's Office for Davidson County, Tennessee.

This property has never been the marital homestead of herein named Grantor.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to all matters as shown on plat of record in Book 2900, Page 113 and subject to restrictions of record in Book 3130, Page 623, and Book 3161, Page 279, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2024** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 26th day of September, 2024.

Andrew McGregor

State of Tennessee
County of Sumner

On this the 26th day of September, 2024, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Andrew McGregor by Reuben Stahl, Member, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: 6/7/2025

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of September, 2024.

Notary Public

My Commission Expires: 5-3-27

MAIL TAX BILLS AND DEED TO:

New Owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Andres Arteaga
6007 Panama Dr.
Hermitage, TN 37076

File No.: 2415282B

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 30, 2024.

Affiant

Date: 9/30/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 30th day of September, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY