Karen Johnson Davidson County
Batch# 1188471 DEEDWARR
10/01/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20241001-0076155

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00 .

Affiant

MARCIA ESCOBAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF September, 2024.

(Affix Seal)

Notary Public

My Commission Expires: 10-25-2027

MERINO-H24245

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adriel Ruiz Merino	Adriel Ruiz Merino	18-12-45
315 Fannin Drive	315 Fannin Drive	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

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, I/we, BART ROBERTSON AND CARLA ROBERTSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADRIEL RUIZ MERINO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situates in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 39 on the Revised Plan of Mansker Heights, Section 2, as shown on plat of record in Book 3106, Page 43, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bart Robertson and Carla Robertson, husband and wife, by Quitclaim Deed from Matthew Robertson, single and Jacy Butcher, single, joint tenants with rights of survivorship, dated 06/04/2024 and filed for record on 07/16/2024 in Instrument No. #20240716-0053327, in the Register's Office for Davidson County, Tennessee.

PREVIOUSLY being the same property conveyed to Matthew Robertson, single, and Jacy Butcher, single, joint tenants with right of survivorship by Warranty Deed from Marvin Peraza and Maria Lara, husband and wife, dated 01/08/2021 and filed for record on 01/12/2021 in Instrument No. #20210112-0005397, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 315 Fannin Drive, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of September, 2024 :

Bart Robertson

Carla Robertson

STATE OF ~~Tennessee~~ Texas

COUNTY OF Travis

Personally appeared before me, Kerri Parker, a Notary Public in and for said County and State, the within named BART ROBERTSON AND CARLA ROBERTSON, HUSBAND AND WIFE, the bargainor(s), 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 official seal at 12 pm central, _____, this 30th day of September, 2024.

Notary Public

My Commission Expires: 8/28/2028

KERRI LAURICE PARKER
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 124653614

Tennessee Certification of Electronic Document

I, Summer Boxton 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 09/30/2024 (date of document).

Summer Boxton
Affiant Signature

10/1/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of October, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24