Karen Johnson Davidson County
Batch# 1190798 DEEDWARR
10/07/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20241007-0077763

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3413

NATHAN A. ABELT
TENNESSEE NOTARY PUBLIC
My Comm Exp. NOVEMBER 6, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2024

Notary Public

Commission Expires: 11/6/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kilmany Y. Fuentes Ruiz 312 Becklea Dr Madison, TN 37115	New Owner	043 06 0 188.00

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,

Christopher Johnson, Personal Representativeof the Estate of Anna W. Johnson and Christopher Johnson and Teresa Hooper, devisees of the Last Will and Testament of Anna W. Johnson

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

Kilmany Y. Fuentes Ruiz

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:

Being Lot No. 60 on the Plan of Madison Park, Section III, as of record in Book 3500, page 104, Register's Office for said County.
Said lot fronts 75 feet on the east side of Becklea Drive and runs back 174 feet on the south line and 199.59 feet on the northerly line, which is a broken line, to a dead line in the rear measuring 31.6 feet thereon.

Being the same property conveyed to Kenneth R. Johnson and wife, Anna W. Johnson by Deed from A & T Builders, Inc., dated April 06, 1967 and recorded April 24, 1967, of record in Deed Book 4124, Page 399, of the Public Records of Davidson County, Tennessee. The said Kenneth R. Johnson died on or about January 9,1992, leaving Anna W. Johnson as surviving tenant by the entirety. The said Anna W. Johnson died on or about December 1, 2023. Reference is made to her last will and testament naming Christopher Johnson and Teresa Hooper as devisees, that was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P851.

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: 312 Becklea Dr, Madison, 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 7th day of October, 2024.

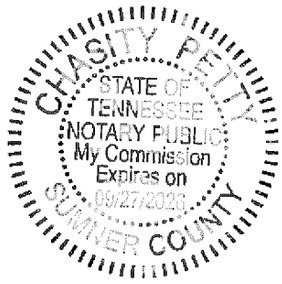
Estate of Anna W. Johnson

By: _____, PERSONAL REPRESENTATIVE
Christopher Johnson, Personal Representative

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of October, 2024, before me personally appeared Christopher Johnson, Personal Representative of the Estate of Anna W. Johnson, 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 7th day of October, 2024.



_____
Notary Signature
My commission expires: 9/27/26

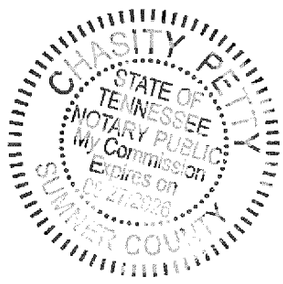
_____
Christopher Johnson

_____
Teresa Hooper

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of October, 2024, before me personally appeared Christopher Johnson and Teresa Hooper, 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 7th day of October, 2024.



_____
Notary Signature
My commission expires: 9/27/26

Certificate of Authenticity

I, Kinkra Spann, 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 10/7/2024.

Date

Affiant Signature

10/7/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of October, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY