Karen Johnson Davidson County
Batch# 1202128 DEEDWARR
11/05/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20241105-0086005

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Angel Villalobos Amanda Teresa Villalobos Soriano Yelu Villalobos	Same as New Owner	
(NAME) 8422 Whites Creek Pike	(NAME)	05900015200
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David A Majors** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Angel Villalobos, Amanda Teresa Villalobos Soriano, Yelu Villalobos, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being shown as a 50-foot street on a survey made by Steve Draper, June 13, 1964, and described as follows: Beginning on the easterly margin of the Clarksville Pike at the southwest corner of Tract No.1 conveyed to R.B. Beal and wife, by Deed from Henry Bowers Jr., et al. Of record in Book 3799, Page 860, Register's Office for said County; thence with the northerly margin of said street, south 71 deg. 10' East 691.5 feet to the beginning of a curve and continuing with same ina northeasterly direction 174.4 feet; thence North 70 deg. 28' East 403.4 feet to the beginning of a curve having a radius of 25.4 feet; thence around said curve in a northeasterly direction 39.2 feet; thence south 18 deg. 39' East 100 feet to the beginning of the curve; thence around said curve in a northwesterly direction to the southerly margin of said street; thence with said street, south 70 deg. 28' West 402.6 feet to the beginning of a curve and continuing with same in a southwesterly direction 207.9 feet; thence north 71 deg. 10' West 692.5 feet to the easterly margin of Clarksville Pike; thence with said Pike northwardly 50 feet to the beginning.

LESS AND EXCEPT that property conveyed to Barbara Thompson dated November 11, 2004 by Quit Claim Deed at Instrument No. 20041112-0136229, in the said Register's Office.

LESS AND EXCEPT that property conveyed to State of Tennessee dated January 25th, 1993 by Judgement and Final Decree at Book 8889, Page 336, in the said Register's Office.

Being the same property conveyed to David A. Majors, by virtue of that certain Clerk and Master Deed dated July 9, 2012, and being of record at Instrument No. 20121121-0107563 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 0 Clarksville Pike Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 4th day of November, 2024.

David A Majors

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David A Majors** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of November, 2024.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28

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 NOV 4, 24 (date of document).

Jennifer L. Pennell

NOV 4, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

