Karen Johnson
Batch # 1202252
11/06/2024 09:41:31 AM
Fees: $13.00 Taxes: $1,572.50

20241106-0086173

Davidson County
DEEDWARR
2 pgs

JAMES H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **425,000.00**

Elizabeth Morales Bravo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Horacio Montero Sanchez and Elizabeth Morales Bravo	New Owner	176-01-A-89CO
(NAME) 5153 Singing Hills Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(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, WE,

SHARON PALMER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE HORACIO MONTERO SANCHEZ AND ELIZABETH MORALES BRAVO, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of The Estates of Hickory Woods, or record in Instrument No. 200104120036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Palmer, married by Warranty Deed from Classic Homes BOS, LP of record in Instrument No. 20010906-0096700 Register's Office for Davidson County, Tennessee, dated August 30, 2001 and recorded on September 06, 2001.

The said David Palmer having since died on October 13, 2022, leaving his wife, Sharon Palmer, and two children, David Palmer and Danielle Palmer, as his sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument No. 20240208-0008843 and Instrument No. 20240208-0008844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Plamer by QuitclaimDeed from David Palmer and Danielle Palmer of record in Instrument No. 20240208-0008845 Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on February 08, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5153 Singing Hills Drive, Antioch, TN 37013

LT&E File #21521

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-CRR-24-5153

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/our hand(s) this 30th day of October, 2024

Sharon Palmer

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Mic Davidson

On this 30th day of October, 2024, before me personally appeared Sharon Palmer, ~~David Palmer~~ and ~~Danielle Palmer~~, 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 30th day of October, 2024.

Notary Signature
My commission expires: 3/8/2028

MIREILLE J. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 8, 2028

LT&E File #21521