Karen Johnson Davidson County
Batch# 1202950 DEEDWARR
11/08/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241108-0087240

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025
(AFFIX SEAL)

G-P-24-700

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose A. Perez Rivas	New Owner	
(NAME)	(NAME)	**052-12-0-046.00**
700 Canton Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANDREW DAVID CURREY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE A. PEREZ RIVAS*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * Unmarried

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Marlin Meadows, Section II, as of record in Book 1835, Page 127, R.O.D.C., Tennessee

Beginning at a point in the Southwesterly margin of Neely's Bend Road at the common corner of Lots 23 and 24; thence with the line between said lots 155.9 feet to a point; thence with the line between Lots 22 and 24 Southwesterly 32.4 feet; thence with the line between lots 24 and 25 Southeasterly 147.16 feet to a point in the margin of Canton Pass; thence with the same Northeasterly 134.3 feet to the beginning of a curve; thence around said curve in a Northwesterly direction 34.66 feet to a point in the margin of Neely's Bend Road; thence with the same 114.3 feet to the point of beginning.

Being the same property conveyed to Erin Piper and Andrew David Currey, as Joint Tenants with Rights of Survivorship by Warranty Deed from Robert Wayne Douglas, Jr. and Anthony Dale Douglas of record in Instrument No. 20180420-0037253 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 20, 2018.

Being the same property conveyed to Andrew David Currey, an Unmarried Man by Quitclaim Deed from Erin Piper, an Unmarried Woman of record in Instrument No. 20231005-0078422 Register's Office for Davidson County, Tennessee, dated October 02, 2023 and recorded on October 05, 2023.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 127, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2084, Page 249, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Canton Pass, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF OCTOBER, 2024.

Andrew David Currey

Andrew David Currey

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW DAVID CURREY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.18.24 (date of document).

Affiant Signature

10.18.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

