Name and Address of New Owner:
Raul Dorantes Ledezma and Gloria Cordero Perez
4350 Cato Road
Nashville, TN 37218
Send Tax Bills To:
New Home Owner

Karen Johnson
Batch # 1203275
11/12/2024 12:27:45 PM
Fees: $18.00 Taxes: $1,849.63
Davidson County
DEEDWARR
3 pgs
20241112-0087732

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 058-00-0-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Henry R. Flenory and wife, Judy M. Flenory,** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raul Dorantes Ledezma and Gloria Cordero Perez, husband and wife**"the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 of Exhibit "A" on the plan of the subdivision of the lands of Dr. J. H. Jordan, deceased, as of record in Plan Book 2, page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, March 25, 1955, as follows:

Beginning at an iron pin on the easterly margin of Cato Road, south 27 degrees 48' east 1070 feet and north 62 degrees 12' east 19 feet from opposite a corner of the Mrs. Bettie Jordan Lands, as shown on said plan, being also south 27 degrees 48' east 960 feet and south 62 degrees 12' east 19 feet from the southwest corner of a part of said Lot No. 1 conveyed to Grover Cleveland Breedlove and wife, by deed from Andy Glaus, Jr. and wife, of record in book 2340, page 29, Register's Office for said County; thence north 62 degrees 12' east 400 feet to an iron pin; thence south 27 degrees 48' east 200 feet to an iron pin; thence south 62 degrees 12' west 400 feet to the easterly margin of said road; thence with the easterly margin of said road north 27 degrees 48' west 200 feet to the beginning, containing 1.8 acres, more or less.

Being the same property conveyed to Henry R. Flenory and wife, Judy M. Flenory by Warranty Deed from William B. Clinard and wife, Mary Katherine Clinard of record in

Book 5298, page 606, Register's Office for Davidson County, Tennessee, dated June 13, 1978 and recorded on June 14, 1978.

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 is improved property known as 4350 Cato Road, Nashville, TN, 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of November, 2024.

Henry R. Flenory (SEAL)
Henry R. Flenory

Judy M. Flenory (SEAL)
Judy M. Flenory

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-CRR-24-4350

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of November, 2024, before me personally appeared Henry R. Flenory and Judy M. Flenory, 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 8th day of November, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499.90 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 8th day of November, 2024.

Notary Signature
My commission expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON