Karen Johnson Davidson County
Batch# 1207985 DEEDWARR
11/22/2024 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241122-0091546

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$385,000.00**

Subscribed and sworn to before me this 21st day of November, 2024.

Notary Public **Affiant**

My Commission Expires: 9/5/2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Nubia V. De La O & **Roberto Antonio Rivera Guzman** **3039 Huffman Road** **Goodlettsville, TN 37072**	Same as New Owner	**005-00-0-018.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MBS Investments, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Nubia V. De La O and Roberto Antonio Rivera Guzman, wife and husband**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin corner in the south margin of the Huffman Road, said pin being a corner to a 2.86 acre tract conveyed to James Huffman and continuing as follows: South 22 degrees 0 minutes West 622.28' to an iron pin; thence South 66 degrees 43 minutes East 200.0' to an iron pin; thence North 22 degrees 52 minutes East 640.44' to an iron pin in the south margin of said Road, thence North 71 degrees 43 minutes West 210.08', containing 2.96 acres as per survey of Jack L. Head, & Associates dated May 17, 1974.

Being the same property conveyed to Richard T. Neely and wife, Tara R. Neely by Warranty Deed from Carolyn Goodman Chapman and husband, George Chapman dated May 15, 2002 and recorded May 16, 2002 in Instrument No. 20020516-0060181, Register's Office of Davidson County, Tennessee. Richard T. Neely having become deceased on or about February 18, 2024 leaving Tara R. Neely suriving tenant by the entirety.

Being the same property further conveyed to MBS Investments, LLC, a Tennessee limited liability company by Warranty Deed from Tara Rebecca Neely, unmarried, dated July 31, 2024 and recorded August 12, 2024 in Instrument No. 20240812-0060252, Register's Office of Davidson County, Tennessee.

This is improved property known as: 3039 Huffman Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of November, 2024.

MBS Investments, LLC, Tennessee Limited Liability Company

By: Courtney W. Lee
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **DEVIN FREEMAN PARK**, a Notary Public in and for said County and State, **Courtney W. Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of MBS Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, MSB Investments, LLC, a Tennessee Limited Liability Company as an agent.

Witness my hand and official seal at Greenbrier, Tennessee, this the 21st day of November, 2024.

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

My Commission Expires: _____ NOTARY PUBLIC

Certificate of Authenticity

I, Holly A. Mason, 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 November 21, 2024.

Affiant Signature

11/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

