Karen Johnson Davidson County
Batch# 1213569 DEEDWARR
12/09/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.95
20241209-0095566

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $379,987.00

Affiant

Subscribed and sworn to before me, this 5th day of Dec, 2024.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Martin Salvador Rosales Sente **Margarita Rodriguez Raymundo**	New Owners	**06301006000**
1511 Hudson Rd		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Dwayne Postma, unmarried

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

Martin Salvador Rosales Sente and Margarita Rodriguez Raymundo, 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 part of Tract No. 7, Nawakwa Hills Annex, a subdivision of Kennedy and Graves Baine Tract, of record in Book 843, Page 64, Register's Office for Davidson County, Tennessee, and being more particularly described, as follows:

Beginning at a point in the center of Hudson Lane, said point being the southwest corner of tract No. 7 on said map; thence North 19° West 25 feet to an iron pin in the northerly margin of Hudson Lane; thence continuing north 19° west 281 feet to a point, the northeast corner of the Neely School Lot; thence south 81° 56' 53" west 10 feet, more or less, to an iron rod; thence north 14° 56' 48" west 104.69 feet to an iron rod; thence north 71° 20' 50" east 108.87 feet to a fence post, the northwest corner of the property conveyed to William C. Brown and wife, by deed from Grover T. Cammuse and wife, of record in Book 1515, page 166, said Register's Office; thence south 15° 18' 19" east 403.69 feet to an iron rod in the northerly margin of Hudson Road; thence with the northerly margin of said Hudson Road south 80° 40' 11" west 101.71 feet, more or less, to the point of beginning.

Being the same property conveyed to Dwayne Postma, by Trustee's Deed from Samuel L Crocker, Trustee for Alvin C Williams, dated April 15, 2004, of record in Instrument No. 20040427-0047840, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1511 Hudson Rd, Madison, TN 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 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 in 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.

Dwayne Postma Date: 12/5/24

_____ Date: _____

STATE OF TN

COUNTY OF Sumner

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

Witness my hand, at office, this 5th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 Dec 5, 24 (date of document).

Jennifer L. Pennell

Dec 9, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

