Karen Johnson Davidson County
Batch# 1218261 DEEDWARR
12/19/2024 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20241219-0098579

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 26th day of November, 2024.

Notary Public
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Victor Garay Castillo	New Owner	150-05-0 048.00
428 Owendale Dr.		
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY K. RIDLEY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VICTOR M. GARAY CASTILLO AND INGERIZ R RAMIREZ ORDONEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206, on the Plan of Cherry Hills, Section 2, of record in Plat Book 3700, Page 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 206 fronts 80.0 feet on the easterly margin of Owendale Drive and extends back between parallel lines 142.0 feet to a dead line in the rear, measuring 80.0 feet therein.

Being the same property conveyed to Gregory K. Ridley, unmarried, by deed dated 02/19/2015, from Melvin Riplinger and Julia Ripplinger, husband and wife, of record in Instrument No. 20150219-0014520, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 428 Owendale Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of November, 2024.

Gregory K. Ridley

Gregory K. Ridley

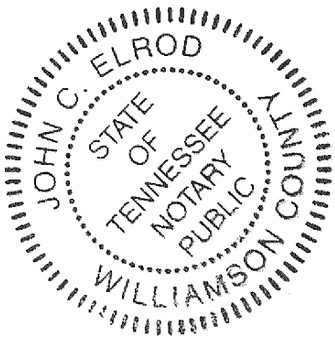
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory K. Ridley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2024.

My commission expires:

Notary Public



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 11/20/24 (date of document).

Affiant Signature

11/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

