Send Tax Bills To:
Leopoldo Francisco Aguirre
Anna Cecilia Aguirre
371 Battle Road
Antioch, Tennessee 37103

Map-Parcel No.
183-105

Karen Johnson Davidson County
Batch # 1221220 DEEDWARR
12/30/2024 11:13:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0100975

STATE OF KENTUCKY
COUNTY OF MONROE

The actual consideration or value, whichever is great for this transfer is $0.00 LF.A.

Affiant

Subscribed and sworn to before me, this the 22nd of November, 2024.

Notary Public
My commission Expires

Derinda D. White
Notary Public, ID KYNP42631
State at Large, Kentucky
My Commission Expires on Feb. 1, 2026

DEED

THIS DEED, made and entered into this 22 day of Nov., 2024, by and between **LEOPOLDO FRANCISCO AGUIRRE** and his wife, **ANA CECILIA AGUIRRE,** individually and as spouse each other, of 371 Battle Road, Antioch, Tennessee 37013, hereinafter referred to as **GRANTORS**, and **LEOPOLDO FRANCISCO AGUIRRE RIZO AND ANA CECILIA AGUIRRE LIVING TRUST DATED SEPTEMBER 18, 2024**, or its successors in trust and any amendments thereto, by and through its Trustees, **LEOPOLDO FRANCISCO AGUIRRE** and his wife, **ANA CECILIA AGUIRRE,** of 371 Battle Road, Antioch, Tennessee 37013, which is also the in-care-of-address to which the property tax bills should be sent, hereinafter referred to as **GRANTEE**,

WITNESSETH:

That for and in consideration of the establishment of a living trust by the Grantors, **LEOPOLDO FRANCISCO AGUIRRE** and his wife, **ANA CECILIA AGUIRRE,** for their own benefit, said Grantors have bargained and sold and do hereby grant and convey unto the Grantee, **LEOPOLDO FRANCISCO AGUIRRE RIZO AND ANA CECILIA AGUIRRE LIVING TRUST,** its successors and assigns, forever, to-wit a certain tract or parcel of land in the 5th Civil District of Davidson County, Tennessee, as follows:

Being Lot No. 6 in the Fifth (5th) Civil District of Davidson County, Tennessee as shown on the survey of Earnest Medlin, dated October 10, 1981, which survey is not of record, said Lot 6 being more particularly described according to such survey as follows:

Beginning at a fence post being located at the intersection of the common boundary line of the Southerly side of Carolyn B. Jennings property, the Northerly property line of future Battle Road Park and the Easterly right of way margin of Battle Road; thence with the Easterly margin of Battle Road North 34 degrees 53 Minutes West a distance of 240.35 feet to an iron pin; thence South 85 degrees 10 Minutes East a distance of 800.25 feet to an iron pin; thence South 25 degrees 04 Minutes East a distance of 341.57 feet to a fence post located at the Northerly property line of future Battle Road Park; thence South 66 degrees 05 minutes West a distance of 338.60 feet to a fence post; thence North 19 degrees 20 minutes West a distance of 108.40 feet to a fence post; thence North 46 degrees 49 minutes West a distance of 308.00 feet to a post; thence North 89 degrees 11 Minutes West a distance of 234.10 feet to the point of beginning and containing 5.0 acres, more or less.

Source of Title: Being the same property conveyed to Leopoldo Francisco Aguirre and Ana Cecilia Aguirre, husband and wife, by deed dated April 29, 2019 from Mark Weller, a married

This is a Rebocable Living Trust

20190502 0040712

person, filed of record in Deed Book _____, page _____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the above described property, together with all improvements thereon and all appurtenances thereunto belonging unto the Grantee, its heirs and assigns, forever.

Said Grantors do hereby release and relinquish unto the Grantee, its successors and assigns, all of their right, title and interest in and to the above described property, including homestead and all exemptions allowed by law, and do hereby covenant to and with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple to said property, and have a good right to sell and convey the same as herein done; and that the title to said property is free, clear and unencumbered and that they will WARRANT GENERALLY the title to said property.

The parties hereto state the consideration reflected in this deed is true and correct. The fair market value of the property, based on the assessment of the property valuation administrator for Davidson County, is $380,000.00 Pursuant to KRS 142.050(8), there is no transfer tax imposed on this conveyance.

IN TESTIMONY WHEREOF, the parties have hereunto set their hand this the day and year first above written.

LEOPOLDO FRANCISCO AGUIRRE, *Grantor*

ANA CECILIA AGUIRRE, *Grantor*

LEOPOLDO FRANCISCO AGUIRRE
Trustee, or its successors in trust, under Leopoldo Francisco Aguirre Rizo and Ana Cecilia Aguirre Living Trust

LEOPOLDO FRANCISCO AGUIRRE, *Grantee/Trustee*

ANA CECILIA AGUIRRE
Trustee, or its successors in trust, under Leopoldo Francisco Aguirre Rizo and Ana Cecilia Aguirre Living Trust

ANA CECILIA AGUIRRE, *Grantee/Trustee*

STATE OF KENTUCKY)
COUNTY OF MONROE)

The foregoing Deed and Affidavit of Value was subscribed, sworn to and acknowledged before me this 22 day of NOV., 2024, by **LEOPOLDO FRANCISCO AGUIRRE** and his wife, **ANA CECILIA AGUIRRE,** as Grantors and by **LEOPOLDO FRANCISCO AGUIRRE** and his wife, **ANA CECILIA**

AGUIRRE, Trustees, or its successors in trust, under **LEOPOLDO FRANCISCO AGUIRRE RIZO AND ANA CECILIA AGUIRRE LIVING TRUST,** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that he/she/they executed the same for the purposes therein contained.

Derinda D. White

NOTARY PUBLIC
My Commission Expires:

Derinda D. White
Notary Public, ID KYNP42631
State at Large, Kentucky
My Commission Expires on Feb. 1, 2026

INSTRUMENT PREPARED WITHOUT TITLE OPINION BY:

Nicholas A. Carter

NICHOLAS A. CARTER
Attorney at Law, PLLC
P. O. Box 155, 110 West Third Street
Tompkinsville, Kentucky 42167
(270) 487-6932 (270) 487-9198 (fax)