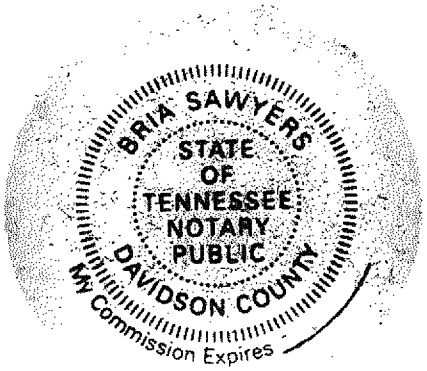
Karen Johnson Davidson County
Batch# 1226138 DEEDWARR
01/14/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250114-0002711

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alejandro Armas and Guadalupe Lara-Munoz	New Owner	Parcel ID: 136-13-0-044.00
(NAME)	(NAME)	
534 Rural Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry D. Puckett**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alejandro Armas and Guadalupe Lara-Munoz, 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 Lot Nos. 93 & 94 on the Plan of Edge-O-Lake Estates, Section Four, of record in Plat Book 3600, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete description thereof.

Being the same property conveyed to Larry D. Puckett and wife, Susan I. Puckett and C. Jane English, unmarried from Kristin Alldrin and husband, Loren K. Alldrin by Warranty Deed dated April 30, 1999 and recorded on May 4, 1999 in Book 11462, Page 869, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Larry D. Puckett and wife, Susan I. Puckett from C. Jane English by Quitclaim Deed dated May 21, 2002 and recorded on May 29, 2002 in Instrument No. 20020529-0065348, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Larry Puckett from Susan Puckett by Quitclaim Deed dated October 23, 2002 and recorded on January 10, 2003 in Instrument No. 20030110-0004798, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 534 Rural Hill Rd., Nashville, TN 37217

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 is 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.

Witness our hands this 13 day of January, 2025

Larry D. Puckett

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Larry D. Puckett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2025.

Katherine Warren

Notary Public

My Commission Expires: 3/22/26

(SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23714-DS

MFR-2408100SSO

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/13/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/13/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

