Name and Address of New Owner
Jesus Arreola Borja and Carlos Quiroz Amaro
620 Sweetwater Circle
Old Hickory, TN 37138

Send Tax Bills To

NEW OWNER

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1235315 DEEDWARR
02/07/2025 01 18 17 PM 2 pgs
Fees $13 00 Taxes $1,517 00



Map & Parcel No 064-15-0A-024-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hayley Ann Phelps and Derek Phelps, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesus Arreola Borja and Carlos Quiroz Amaro, both unmarried as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 63, as shown on the map entitled the Plan of Plantation Walk, Section One, Revision One, of record in Plat Book 7900, Page 697, as amended by Surveyor's Certification of Correction in Book 9432, page 449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Hayley Ann Phelps and Derek Phelps, wife and husband, by Warranty Deed dated November 29, 2021 from James Deatrick, Jr, an unmarried man, recorded December 2, 2021 in Instrument No 20211202-0160103 in the Register's office

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2025

_____(SEAL)
Hayley Ann Phelps

Derek Phelps _____(SEAL)
Derek Phelps

STATE OF OHIO
COUNTY OF Hamilton

On this 31st day of January, 2025, before me personally appeared Hayley Ann Phelps and Derek Phelps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 31st day of January, 2025

Notary Signature Robert Dunbar
My commission expires 6/1/2029

ROBERT DUNBAR, NOTARY PUBLIC
MY COMM EXP 06-01-29
STATE OF OHIO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Nancy Enoch
(Affiant)

Sworn to and subscribed before me this 31st day of January, 2025.

Tracey Perry
Notary Public
My commission expires 5-9-26
File No. 2025-7555-RS

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON