WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249174 DEEDWARR
03/21/2025 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20250321-0021391

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17TH~~ 21st DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029
(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Agustin Mejia Ciprian	New Owner	052 01 0 161.00
(NAME)	(NAME)	
116 Margaret St.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE, **Jeffrey Barton Newberry, a married man and Venessa Newberry Waller, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Agustin Mejia Ciprian and Ernesta Rosales Morente, husband and wife as joint tenants**, 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 Lots No. 23 and 24 on the plan of the Subdivision of B. H. and Margaret Franklin's 6-acre tract, as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee.

Said Lots 23 and 24 adjoin and front together 100 feet on the Southerly side of Margaret Avenue and extend back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to C. G. McKee, et ux, Edine C. McKee from Bobby C. Bratton, et ux, Peggy S. Bratton by Warranty Deed dated March 1, 1965 and recorded on March 3, 1965 in Book 3865, Page 997, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mildred McKee Newberry from Edine Carr McKee by Quitclaim Deed dated January 1, 1975 and recorded on January 4, 1979 in Book 5381, Page 706, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mildred McKee Newberry with right of survivorship to William L. Newberry, husband from Mildred McKee Newberry by Quitclaim Deed dated April 10, 2007 and recorded on July 6, 2007 in Instrument No. 20070706-0080821, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Lovell Newberry from Mildred McKee Newberry by Quitclaim Deed dated April 30, 2013 and recorded on May 2, 2013 in Instrument No. 20130502-0044154, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey Barton Newberry, Individually and Venessa Newberry Waller from Robert Jordan McKee and Jeffrey Barton Newberry, Executors of the Estate of Mildred McKee Newberry by Executors' Quitclaim Deed dated October 9, 2020 and recorded on October 12, 2020 in Instrument No. 20201012-0118356, Register's Office for 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.

This is improved property, known as 116 Margaret St., 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 Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 17th day of March, 2025.

Jeffrey Barton Newberry

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeffrey Barton Newberry, 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 17th day of March, 2025.

Sarah Scott
Notary Public

My Commission Expires: 10/23/28

SARAH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

Witness my hand this 17th day of March, 2025.

Venessa Newberry Waller

Venessa Newberry Waller

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Venessa Newberry Waller, 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.

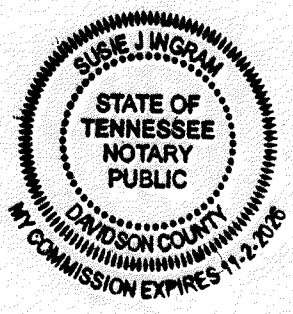
Witness my hand and official seal, this the 17th day of March, 2025.

Susie J Ingram

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/17/25 (date of document).

Jennifer Russell
Affiant Signature

3/24/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

