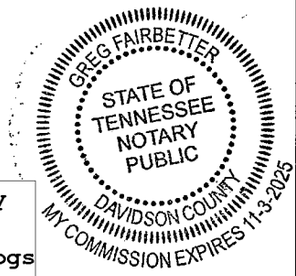
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1256511 DEEDWARR
04/04/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250404-0025741

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jorge Metzger Torres	New Owner-1	052-05-0-205.00
(NAME)	(NAME)	
809 Denson Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Miller and Nancy Miller, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jorge Metzger Torres, an unmarried man and Adianez Ceballos Cepero, an unmarried woman, as joint tenants with full rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 the southerly one-half of Tract #8 on the revised plan of Block "K" of Power & Roth's Subdivision of Madison Park, of record in Plat Book 974, page 38, Register's Office for Davidson County, Tennessee.

Said southerly one-half of tract #8 fronts 62.5 feet on the east side of Denson Avenue and extends back between two parallel lines for a distance of 250 feet to a dead line in the rear, which measures 62.5 feet thereon.
Being the same property conveyed to Fuston E. Wright and wife Alice I. Wright by Warranty Deed from Mary McAbee, unmarried, dated 04/10/1984, of record in Book 6270, Page 112, Register's Office for Davidson County, Tennessee.

The said Fuston E. Wright died on 03/06/2007, leaving the said Alice I. Wright the sole surviving tenant by the entirety.

The said Alice I. Wright died testate on 01/09/2014, devising subject property to John M. Ranklin, Jr. as Trustee of the Wright Family Trust and also Wright Educational Trust, as evidenced in File No. 14P554, Probate Court Clerk's Office for Davidson County, Tennessee.

The said John M. Ranklin, Jr. died on 07/19/2013, leaving the said G, Philip Anderson Successor Trustee of the Wright Family Trust and also Wright Educational Trust the sole surviving tenant by the entirety.

Being the same property conveyed to Edward Miller and Nancy Miller, husband and wife by Warranty Deed from G. Philip Anderson, Trustee, of the Wright Family Trust and the Wright Educational Trust, Created under the Terms of the Last Will and Testament of Alice 1. Wright Docket No: 14p- 554 Davidson County, dated 09/08/2014, of record in Instrument No. 20140916-0084710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 809 Denson Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 3rd day of April, 2025.

Edward Miller

Nancy Miller

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Miller and Nancy Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April, 2025.

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 4/3/25 (date of document).

Affiant Signature

4/3/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

