Karen Johnson Davidson County
Batch# 1260563 DEEDWARR
04/16/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20250416-0029098

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16690-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 422,000.00. Amanda Allen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL 2025. Carmen Coats Notary Public MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Redeen	LEGACY HOME LOANS	
502 N Graycroft Avenue	408 HIGHWAY 76	042-11-0-009.00
Madison, TN 37115	WHITE HOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emily Strong, unmarried and Andrew DeTorres-Gaos, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Redeen, a married woman**

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 No. 57 on the Plan of Morning View Subdivision, Section Four of record in Plat Book 2330, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 57 fronts 200 feet on the Easterly side of Graycroft Road and runs back 178.9 feet on the Northerly line and 215.75 feet on the Southerly line, to a dead line, measuring 203.37 feet thereon.

Being the same property conveyed to Andres De Torres-Gaos and Emily Strong, husband and wife by Warranty Deed from Sergio A. Contreras, unmarried and Sergio A. Contreras, Wilfredo Contreras, Jose Contreras, Evelin Roxana Contreras, Corina Yamileth Contreras, Ana Rudecinda Rodriguez, Hairs of Maria Cuadra De Contreras of record in Instrument No. 20170330-0031116 Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 30, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved improved property known as **502 N Graycroft Avenue, 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 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 the 14th day of April, 2025.

Emily Strong

Andrew DeTorres-Gaos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Strong,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of April, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew DeTorres-Gaos**the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of April, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 14. 2025.

Affiant Signature

16th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028