Name and Address of New Owner:
Audrey Barnes
1029 Heritage Drive
Madison, TN 37115

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1275773 DEEDWARR
05/20/2025 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,069.30
20250520-0039732

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

Map & Parcel No: 042-11-0A-029-00

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, **Angelo Centeno Lara, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Audrey Barnes, unmarried,** "the Grantee," 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 UNIT NO. 1029, ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, BOOK 6380, PAGE 989, BOOK 6484, PAGE 287, BOOK 9654, PAGE 906 AND INSTRUMENT NO. 20040804-0093767, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Angelo Centeno Lara, an unmarried man, by Warranty Deed dated December 7, 2021 from Eric J. Wilmes and wife, Mindy L. Wilmes, recorded December 13, 2021 in Instrument No. 20211213-0165676 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of April, 2025.

_____(SEAL)
Angelo Centeno Lara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2025, before me personally appeared Angelo Centeno Lara, 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 21st day of April, 2025.

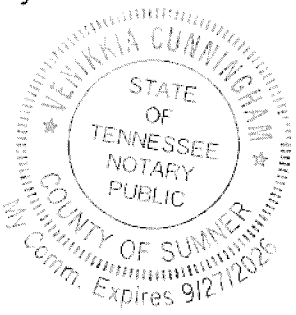
_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

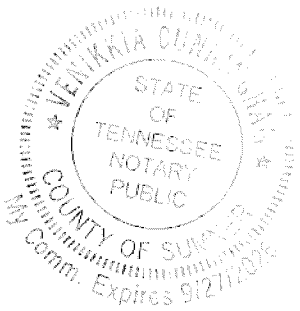
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Audrey Barnes
(Affiant)

Sworn to and subscribed before me this
21st day of April, 2025.

Notary Public
My commission expires: 9/27/26
File No. 2025-7742-MA



Certificate of Authenticity

I, Drusilla Bryant, 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 5-16-25.

Drusilla Bryant
Affiant Signature

5-16-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

