WARRANTY DEED

File #25-263

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 2/18/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osmel Rodriguez Torna	NEW OWNER	051-07-0-009.00
(NAME)	(NAME)	
811 Fairoaks Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1293085 DEEDWARR
07/02/2025 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250702-0052388

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, **Joyce W. Fogarty, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Osmel Rodriguez Torna, married,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 8 on the Map of Pleasant Acres, Section V, as of record in Book 2331 Page 56, as amended in Book 4282 Page 58, Register's office for said County.

Said Lot No. 8 fronts 140 feet on the south side of Fairoaks Drive and runs back 298.68 feet on the west line and 290.75 feet on the east line to a dead line in the rear, measuring 140.17 feet

Being the same property conveyed to John H. Fogarty and wife Joyce W. Fogarty by Warranty Deed from Edward A Karl and wife Virginia Wright Karl of record in Book 3073, page 313, Register's Office for Davidson County, Tennessee, dated May 24, 1960 and recorded on May 31, 1960. John H. Fogarty having since died on or about February 16, 2016 leaving Joyce W. Fogarty as surviving tenant by the entirety.

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.

unimproved
This is improved property, known as 811 Fairoaks Drive, 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 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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 27 day of June, 2025.

Joyce W Fogarty
Joyce W. Fogarty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of June, 2025, before me personally appeared Joyce W. Fogarty, 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 27 day of June, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Aimee Cain, 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 June 30, 2025.

Date

Aimee Cain

Affiant Signature

July 2, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of July, 20 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

