Karen Johnson Davidson County
Batch# 1319031 DEEDWARR
09/05/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,126.65
20250905-0071174

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $304,500.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2025.

Notary Public
My commission expires:
11.3.25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Amado Ariel Valey Vasquez **Felipe Lopez Cervantes**	New Owner	**03315006300**
927 Woods Lake Dr		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert T Medley, Successor Trustee of The Revocable Robert Eugene Medley Living Trust 2024 dated June 21, 2024

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, wife and husband

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. 14, Map of Primrose Acres Subdivision, of record in Book 2663, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Robert Eugene Medley, as Trustee of the Revocable Robert Eugene Medley Living Trust 2024 dated June 21, 2024, by Quitclaim Deed from Robert Eugene Medley, dated June 21, 2024, of record in Instrument No. 20240625-0047091, in the Register's Office for Davidson County, Tennessee. Robert Eugene Medley died June 9, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 927 Woods Lake Dr, 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 in 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.

_____ Date: 9-4-25
Robert T Medley, ~~Successor~~ Trustee

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert T Medley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Successor Trustee of The Revocable Robert Eugene Medley Living Trust 2024 dated June 21, 2024 and that they are authorized by The Revocable Robert Eugene Medley Living Trust 2024 dated June 21, 2024 to execute this instrument on its behalf

Witness my hand, at office, this 4th day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 9 19 2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 9/4/25 (date of document).

Affiant Signature

9/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025