McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(3)

File No. 270100907

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

MY COMMISSION EXPIRES:
[illegible] 0, 2009

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~ $113,960.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jheriberto Garcia	New Owner	086-02-0-095.00
(NAME)	(NAME)	
7001 Cortez Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, We, **Joseph R. Questel and Debora S. Questel, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jheriberto Garcia-Rangel and Lucia Rodriguez de Lira , husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43 on the Plan of DODSON HEIGHTS Subdivision, as of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph R. Questel and Deborah S. Questel, husband and wife by deed from Latrice Monique Brooks, Unmarried of record in Instrument No. 20060308-0026943, recorded 3/8/2006, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2900, Page 113, Register's Office of said County

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7001 Cortez Court, Hermitage, TN 37076
(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), heirs and 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), 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.

Davidson County DEEDWARR
Recvd: 03/19/07 12:25 2 pgs
Fees:13.00 Taxes:421.28
20070319-0032943

Joseph R. Questel by Lisa Chambers, attorney-in-fact

Debora S. Questel by Lisa Chambers, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Chambers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph R. Questel, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20070319003264 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Joseph R. Questel, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this 9th day of March, 2007.

My Commission Expires:
11-28-09

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Chambers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debora S. Questel, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20070319003294 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Debora S. Questel, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this 9th day of March, 2007.

My Commission Expires:
11-28-09

Notary Public

Witness my hand at office this 9th day of March, 2007.

Commission expires:

Notary Public

File Number: 270100907

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122