Davidson County DEEDWARR
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WARRANTY DEED

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel Guerrero Garcia	Samuel Guerrero Garcia	150 04 0 015.00 and 150 04 0 014.00
(NAME)	(NAME)	
3801 Hillshire Drive	3801 Hillshire Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sherri L. Ethridge and husband, David Ethridge**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samuel Guerrero Garcia**, 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. 525, on the Plan of Section One-A, Kensington of Priest Lake, as shown by plat of record in Plat Book 5200, page 707, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Also:

Land in Davidson County, Tennessee, being Reserved Parcel B on the Land in Davidson County, Tennessee, being Reserved Parcel B on the Plan of Section One-A Kensington of Priest Lake of record in Book 5200, page 707, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sherri Manso a Single person, and David Ethridge a Single person by Warranty Deed from Polly Ann Carter and husband, James David Carter dated September 6, 2000 and recorded September 6, 2000 as Instrument No. 200009060088278, in said Register's Office for Davidson, Tennessee.

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Further, being the same property conveyed to Sherri L. Ethridge and husband, David Ethridge by Quit Claim Deed from Lee A. Cohen, Trustee dated January 17, 2002 and recorded January 23, 2002 as Instrument No. 200201230009033, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3801 Hillshire Drive, Antioch, TN 37013

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, has 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 _____ day of _____, _____

Sherri L. Ethridge

David Ethridge

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherri L. Ethridge and husband, David Ethridge, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public

My Commission Expires: 8-28-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: FRN-175890SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019