24 GSK IC
Box 44

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 32408 **DEEDWARR**
12/01/2017 02:52:06 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20171201-0122956

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 210,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of November, 2017

Notary Public

My Commission expires 3 / 15 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Kevin Michael Mulvey
Becky M. Mulvey
4312 Mystic Valley Ct.
Antioch, TN 37013-1674
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 165130A16100C0

WARRANTY DEED

17NT00625

Effective the 30th day of November, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSE JUAN RAMIREZ, AKA JOSE JUAN RAMIREZ FERNANDEZ AND WIFE, JESSICA SANCHEZ, AKA JESSICA DEL CARMEN SANCHEZ ESCOBAR

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KEVIN MICHAEL MULVEY, ETUX BECKY M. MULVEY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 427 on the Plan of Peppertree Forest PUD, Section 9, as of record in Plat Book 7900, Page 760, 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 Jose Juan Ramirez and Jessica Sanchez, by Warranty Deed from Joshua Sengsouk, and wife, Chanthavy Sengsouk and Touth Sengsouk, dated 06/30/2005 and recorded 07/05/2005 as Document No. 20050705-0076615, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4312 Mystic Valley Ct, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of November, 2017

Jose Juan Ramirez by _____ Attorney-in-fact

Jose Juan Ramirez, AKA Jose Juan Ramirez Fernandez by Jessica Sanchez, AKA Jessica Del Carmen Sanchez Escobar, Attorney-in-fact pursuant to Power of Attorney of record in Instrument No. 20171201-0122955 RODCT.

State of Tennessee}
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ~~Jose Juan Ramirez, AKA Jose Juan Ramirez Fernandez by~~ Jessica Sanchez, AKA Jessica Del Carmen Sanchez Escobar, ~~Attorney-in-fact, the within named bargainer~~ 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 at office, this the 30th day of November, 2017

*as Attorney-in-Fact of Jose Juan Ramirez, AKA Jose Juan Ramirez Fernandez and who acknowledged that she executed the same as the free act and deed of the said Jose Juan Ramirez, ~~AKA Jose Juan Ramirez Fernandez~~,

_____
Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
~~Jessica Sanchez~~, AKA Jessica Del Carmen Sanchez Escobar

State of Tennessee}
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jessica Sanchez, AKA Jessica Del Carmen Sanchez Escobar, the within named bargainer 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 at office, this the 30th day of November, 2017.

_____
Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY