Bill Garrett Davidson County
Batch# 91503 DEEDWARR
05/14/2018 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20180514-0045894

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0351HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
11th day of May, 2018

Notary Public
Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fredy Torres & Gerbert D. Quijada Alvarado 110 Riner Drive Old Hickory, TN 37138	same	053-16-0-036.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Amy Pierce and Lance Dotson, both heirs of the Estate of Mary Martha Hedgepath

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fredy Torres and Gerbert D. Quijada Alvarado, Tenants in Common

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. 7 on the Plan of Dupontonia Park, as of record in Book 2900, Page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 158.25 feet on the northerly side of Riner Drive and extends back 183.3 feet on the westerly line and 185.5 feet on the easterly line to a dead line in the rear, measuring 167.9 feet thereon.

BEING the same property conveyed to Martha Hedgepath and husband, Howard Hedgepath by Warranty Deed from Mike W. Erdelyan aka Mike W. Erdelyan and Belinda L. Jamison Erdelyan aka Belinda L. Jamison Erdelyan, dated 3/26/84 and recorded 3/27/84 in Book 6257, Page 984, Register's Office for Davidson County, Tennessee.

The said Howard Hedgepath is reported to have since died on 6/28/16, leaving property vested solely in Martha Hedgepath.

The said Martha Hedgepath (aka Mary Martha Hedgepath) died intestate on 9/18/17, and pursuant to Order to Appoint Administrator filed 1/17/18 in Docket No. 17P-2167 in the Seventh Circuit Court for Davidson County Tennessee (Probate Division), Amy Pierce was appointed as Administratrix. Amy Pierce and Lance Dotson are the sole heirs at law of Mary Martha Hedgepage.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Riner Drive, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of May, 2018.

Amy Pierce

Lance Dotson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy Pierce and Lance Dotson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of May, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

