Bill Garrett Davidson County
Batch# 97654 DEEDWARR
05/29/2018 01:14:28 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180529-0050957

Send Tax Statements New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Noe Rivera Moctezuma
6322 Pettus Road
Antioch, TN 37013

From Information Furnished By The Parties

Map and Parcel 18100007100

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHARLES E. CUNNINGHAM AND SHERRIE A. CUNNINGHAM, HUSBAND AND WIFE AS JOINT TENANTS,** has this day bargained and sold and does hereby transfer and convey unto, **NOE RIVERA MOCTEZUMA AND JUANITA GONZALEZ, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the 5th Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Tract 1: Land in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 in a survey dated June 27, 1974, made by V. Leon Stanford as follows:

Beginning at a point on Pettus Road 285 feet east of the northwest corner of the Cherry line, being the northwest corner of said Tract 3; thence in a southerly direction 921.45 feet to a point; thence in a easterly direction 99.71 feet to a point; thence in a southeasterly direction 60.79 feet to a point; thence in a northerly direction 931.47 feet to a point on Pettus Road; thence in a westerly direction along Pettus Road 160.00 feet to a point of beginning and containing 3.394 acres, more or less.

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the south right-of-way of Pettus Road, being the northeast corner of Tract 9 of an unrecorded plat of the Dotson Batson property; thence along the east line of said tract with the following calls: South 1 degree, 10 minutes, 48 seconds West, 92.33 feet to an iron pin; thence continuing to follow a fence line South 17 degrees, 22 minutes, 14 seconds East, 131.01 feet to an iron pin; thence South 29 degrees, 49 minutes, 08 seconds West, 122.94 feet to an iron pin; thence South 3 degrees, 35 minutes, 45 seconds West, 659.57 feet to an iron pin, being the southeast corner of said Tract 9 and the northeast corner of a tract herein described as a 3.014 acre tract also being the true point of beginning of said tract; thence continuing with a fence line South 3 degrees, 17 minutes, 04 seconds West, 144.00 feet to an iron pin; thence North 83 degrees, 38 minutes, 35 seconds West, 1005.48 feet to an iron pin in a fence line; thence North 5 degrees, 37 minutes, 27 seconds East, 142.17 feet to an iron pin in a fence line, being on the rear line of Tract 3 of the above said unrecorded plat; thence with the rear line of Tracts 3, 4, and 5 South 79 degrees, 15 minutes, 30 seconds East, 308.05 feet to an iron pin in the rear line of Tract 5; thence continuing with said fence and the rear lines of Tracts 5, 6, 7, 8, and 9, of the unrecorded plat, South 85 degrees, 42 minutes, 34 seconds East, 692.89 feet to the point of beginning.

Being the same property conveyed to Charles E. Cunningham and wife Sherrie A. Cunningham, husband and wife as joint tenants, by deed from Richard T. Combs, Sr. and Harry D. Combs, as joint tenants with right of survivorship, dated August 31, 2017, appearing of record in Instrument Number 20171005-0102274, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of Register of Deeds where the real property is situated.

This property is improved property known as: 6322 Pettus Road, Antioch, TN 37013.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NOE RIVERA MOCTEZUMA AND JUANITA GONZALEZ, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of May, 2018.

Charles E Cunningham
Charles E. Cunningham

Sherrie A. Cunningham
Sherrie A. Cunningham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Charles E. Cunningham and Sherrie A. Cunningham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 25th day of May, 2018.

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 11/20/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Charles E Cunningham
AFFIANT

SWORN to and subscribed before me,
this 25th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 11/20/21

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY