Karen Y Johnson Davidson County
Batch# 136638 DEEDWARR
09/04/2018 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180904-0087318

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Osvaldo Estrada, Jr. and Yessenia Gonzalez	OSVALDO ESTRADA, JR & YESSENIA GONZALEZ	75-12-54
(NAME)	(NAME)	
737 Netherlands Drive	737 NETHERLANDS DR.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182108

For and 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, **Averon E. Duncan, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Osvaldo Estrada, Jr. and Yessenia Gonzalez Zamarippa, husband and wife,** 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. 47, on the Plan of Section Three, Meadows of Tulip Grove, of record in Book 6900, page 262, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Averon E. Duncan, an unmarried man by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated June 19, 2014, of record in Instrument No. 20140624-0055030, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 737 Netherlands Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2018

Averon E. Duncan

STATE OF Tennessee)
County OF ~~Sumner~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Averon E. Duncan, the within named 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, at office, this 31st of August, 2018.

Notary Public
My Commission Expires: 3-2-2018

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jacqueline G Brown

My Commission Expires: 11-5-12

Notary's Signature

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY