Karen Y Johnson Davidson County
Batch# 145549 DEEDWARR
09/26/2018 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20180926-0095431

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 64884283 -469009

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantors **Jose A. Fuentes and Florentina Fuentes, Husband and Wife,** for One Hundred Seventy Thousand and No/100 Dollars ($170,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantees, **Denise Sanchez and Noe Hernandez Sanchez, Wife and Husband**, whose address is 173 Hickory Hollow Terrace, Antiock, Tennessee 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 148 on the plan of South Shore Subdivision, of record in Instrument No. 20050210-0015592, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantors do hereby covenant with the Grantees that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 165 05 0A 109.00

Street address of property: 801 Point Break Circle South, Antioch, Tennessee 37013

Prior Instrument Reference by which Grantors acquired title: Instrument No. 20160418-0037116 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Denise Sanchez and Noe Hernandez Sanchez, 173 Hickory Hollow Terrace, Antiock, Tennessee 37013

Attached to and becoming a part of Deed between Jose A. Fuentes and Florentina Fuentes, Husband and Wife, as Grantors, and Denise Sanchez and Noe Hernandez Sanchez, Wife and Husband, as Grantees.

Signed this 17th day of September, 2018.

Signatures of Grantors:

Jose A Fuentes
Jose A. Fuentes

Florentina Fuentes
Florentina Fuentes

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17th day of September, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jose A. Fuentes and Florentina Fuentes, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantors in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Property Address: 801 Point Break Circle South, Antioch, Tennessee 37013
Tax Parcel: 165 05 0A 109.00

Oath of Consideration

I or we, Jose A Fuentes & Florentina Fuentes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 170,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 17th day of September, 2018.

Signatures of Affiant(s):

Jose A Fuentes
Florentina Fuentes

Sworn and subscribed before me this 17th day of September, 2018

Notary Public

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

COMMISSION EXPIRES 12-23-2020

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 9/17/18 (DATE) before me, Greg D Davis (NAME OF NOTARY PUBLIC)

personally appeared Jose A Fuentes and Florentina Fuentes, husband and wife (NAME(S) OF SIGNERS(S))

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

WITNESS my hand and official seal.

COMMISSION EXPIRES: 12-23-2020

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Mortgage
TITLE OR TYPE OF DOCUMENT

105
NUMBER OF PAGES

9/17/18
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

True Copy Certification

I, **John Janeway**, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE