Karen Y Johnson Davidson County
Batch# 146305 DEEDWARR
09/28/2018 08:57:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180928-0096153

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

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

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September 2018

Meaghan G Spruill
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 08/30/2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Toshiko Barrero	Toshiko Barrero	182 06 0A 112.00
(NAME)	(NAME)	
7108 Legacy Dr.	7108 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cynthia D. Jackson and Fred D. Jackson, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Toshiko Barrero, a single woman and Leandra Hernandez, a married woman, as tenants in common with rights of survivorship**, 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. 112 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia D. Jackson and Fred D. Jackson, Jr., wife and husband by Warranty Deed from Dana Couser Mayes and husband, James R. Mayes dated February 12, 2016 and recorded February 17, 2016 as Instrument No. 20160217-0014806, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7108 Legacy Dr., Antioch, TN 37013

File Number: FND-187942SSO

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 27 day of September, 2018

Cynthia D. Jackson

Fred D. Jackson, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Cynthia D. Jackson and Fred D. Jackson, Jr., wife and husband, the 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 and official seal, this the 27th of September, 2018.

Notary Public

My Commission Expires: 7.12.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FND-187942SSO