Karen Y Johnson Davidson County
Batch# 153558 DEEDWARR
10/23/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $721.13
20181023-0105098

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,900.00.

Affiant

Subscribed and sworn to me on October 22, 2018.

NOTARY PUBLIC

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31945

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maria T. Quezada Pantoja Ricardo Perez Meza 316 Jenny Murff Drive Antioch, TN 37013	Maria T. Quezada Pantoja Ricardo Perez Meza 316 Jenny Murff Drive Antioch, TN 37013	16203007400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas W. Wrenne, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Maria T Quezada Pantoja and Ricardo Perez Meza, Wife and Husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Antioch Park, Section 3, as of record in Plat Book 4460, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas W. Wrenne and wife, Cynthia Wrenne by deed from William M. McMurray and wife, Patricia F. McMurray, dated June 16, 1986 and recorded July 14, 1986, in Book 6916, page 382, Register's Office for Davidson County, Tennessee. And being further conveyed to Thomas W. Wrenne by Quitclaim Deed from Cynthia Wrenne, dated August 9, 1996, recorded August 13, 1996, of record in Book 10155, page 60, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to restrictions of record in Book 4519, page 933, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 316 Jenny Murff Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 22nd day of October, 2018.

Thomas W. Wrenne

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On October 22, 2018, before me personally appeared Thomas W. Wrenne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 22, 2018.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019