Karen Y Johnson Davidson County
Batch# 171442 DEEDWARR
12/07/2018 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20181207-0119379

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (00)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2018.

Notary Public

My commission expires: 11 30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ramiro Murillo Marquez	**New Owner**	**05816004400**
4026 Meadow Road	**5610 Louisiana Ave Apt B**	
Nashville, TN 37218	**Nashville, TN 37209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dana Cunningham, married and Tina Marie Thaxton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ramiro Murillo Marquez and Lorena Meza-Mendez, 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. 14, of Block "BB" on the Revised Map of Fairview Subdivision, as of record in book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Martha E. Biggs, by Quitclaim Deed from Ronnie E. Biggs, dated June 19, 1995, of record in Book 9763, page 507, Register's Office for Davidson County, Tennessee. Martha E. Bigs aka Martha Earline Stewart Reed died on or about June 26, 2018, and by her Last Will and Testament probated in Davidson County Probate Court Docket No. 18P1452 (a copy of which is of record in Instrument No. 20181018-0103528, Register's Office for Davidson County, Tennessee), she devised subject property to Dana Cunningham and Tina Marie Thaxton. Subject property was never primary residence for grantors and/or spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4026 Meadow Road, Nashville, TN 37218.

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, have a good right to convey it and the same in 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.

Dana Cunningham Date: 12/5/18
Dana Cunningham

Tina Marie Thaxton Date: 12/5/18
Tina Marie Thaxton

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Dana Cunningham and Tina Marie Thaxton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2018.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

