Karen Y Johnson Davidson County
Batch# 172036 DEEDWARR
12/10/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20181210-0119900

WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Aroldo Monterroso Ochoa	New Owner	176-01-0-060.00
(NAME)	(NAME)	
4520 Stoneview Drive	←	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Janice Jolly Mullinix (formerly known as Janice J. Weaver), married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Aroldo Monterroso Ochoa, a married man,** 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. 150, on the Plan of Peppertree Forest, Section 1, as of record in Plat Book 6900, page 912, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Richard C. Weaver and wife, Janice J. Weaver, by Warranty Deed from Jerry Butler, Unmarried Person, dated November 29, 1989, of record in Book 8007, page 306, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Janice Sue Weaver by Quitclaim Deed from Richard Carlson Weaver, dated January 24, 2006, of record in Instrument No. 20060127-0010812, Register's Office for Davidson County, Tennessee. Janice J. Weaver, Janice Jolly Mullinix and Janice Sue Weaver are all the same person.

unimproved ☐

This is improved ☑ property, known as 4520 Stoneview Drive, Antioch, TN 37013 and is also commonly referred to as 4833 Peppertree Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Property is not seller's primary residence.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 6900, page 912; restrictions of record in Book 7982, page 736, restated in Book 8757, page 607; By-Laws of record in Book 8757, page 623; Articles of Incorporation/ Charter of record in Book 8757, page 639; all of record in the Register's Office for Davidson

County, Tennessee.

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 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 my hand this 29th day of November, 2018.

Janice Jolly Mullinix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janice Jolly Mullinix, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28628

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

