Karen Y Johnson Davidson County
Batch# 181153 DEEDWARR
01/07/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190107-0001533

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0643S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Natalie Davenport State of Tennessee Notary Public Rutherford County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of January, 2019

Notary Public
My Commission Expires: 6/19/21

Address of New Owner	Send Tax Bills To:	
Juan Francisco Romero 336 Cedarcreek Drive Nashville, TN 37211	New Owner	Map/parcel: 148-03-0-065.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Judy A. Moss, a single woman and Jeree N. Ball, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Francisco Romero, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 407, Section Four, Cherokee Hills, as recorded in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Judy A. Moss and Jeree N. Moss, wife and husband, by Warranty Deed from John L. Jumper, unmarried and Bridgette Jones f/k/a Bridgette L. Jumper, unmarried, dated 4/5/10 and recorded 4/13/10 in Instrument No. 20100413-0027957, Register's Office for Davidson County, Tennessee. The said Warranty Deed recorded in Instrument No. 20100413-0027957 erroneously had vesting incorrect. As shown in the Deed of Trust recorded immediately after this said Warranty Deed in Instrument No. 20100413-0027958, vesting is shown as Jeree N. Moss, a single person and Judy A. Moss, a single person. Jeree N. Moss is now known as Jeree N. Ball and married to Justin Nathaniel Ball per Marriage Certificate dated 5/16/2015.

Justin Nathaniel Ball, spouse of Jeree N. Ball, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 114 Cherokee Hills Drive Antioch, TN, 37011

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of January, 2019

Judy A. Moss by Jeree N. Ball, her attorney-in-fact
Judy A. Moss by Jeree N. Ball, her Attorney-in-Fact

Jeree N. Ball
Jeree N. Ball

Justin Nathaniel Ball
Justin Nathaniel Ball

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeree N. Ball, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of Judy A. Moss one of the within bargainors, and acknowledged that he executed the same as the free act and deed of the said Judy A. Moss for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Judy A. Moss, and of record in Record Book __201901070001532 Page _____, of the Register's Office of Rutherford County, Tennessee.

Witness my hand and official seal this 4th day of January, 2019

Notary Public
My Commission Expires: 7/6/20

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Jeree N. Ball and Justin Nathaniel Ball, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2019

Notary Public
My Commission Expires: 7/6/20

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Natalie Davenport**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Natalie Davenport

Signature

State of Tennessee

County of Rutherford

Personally, appeared before me, **Tammy McCauley**, a notary public for this county and state, **Natalie Davenport** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

