Karen Johnson Davidson County
Batch# 187379 DEEDWARR
01/23/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $906.13
20190123-0006652

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of January 2019.

Notary Public

MY COMMISSION EXPIRES: 5.22.22
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Brixel Pamela Rios and Isabel Santos Alva | New owner | 087 05 0A 135.00 |
| (NAME) | (NAME) | |
| 4062 Farmingham Woods Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (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, **Sherri Ann Cunningham, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brixel Pamela Rios and Isabel Santos Alva and Elizabeth Gonzalez Santos, Tenants in common**, 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. 163, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles R. Craig, Jr. and wife, Sherri A. Craig by Deed from Phillips Builders, Inc. dated July 29, 1994 and recorded August 4, 1994 in Book 9429, Page 25, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sherri Ann Craig by Quitclaim Deed from Charles Richard Craig, Jr. dated 8/26/96 of record in Book 10168, Page 290, Register's Office of Davidson County, Tennessee, pursuant to Final Decree of Divorce entered in the cause of Craig v. Craig, No. 96D-820, Fourth Circuit Court of Davidson County, Tennessee.

The said Sherri Ann Craig now known as Sherri Ann Cunningham.

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 4062 Farmingham Woods Dr., Hermitage, TN 37076

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 our hands this 18 day of January, 2019

Sherri Ann Cunningham

Richard William Montgomery

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherri Ann Cunningham, and Richard William Montgomery , 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 18th of January, 2019.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-189980SSO

# 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)

