Karen Johnson Davidson County
Batch# 191472 DEEDWARR
02/04/2019 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $679.32
20190204-0010398

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

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

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $183,600.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2019.

Notary Public

My Commission Expires: 03/21/2022

19-0002

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ricardo Madrigal-Echeverria	New Owner	
735 Tulip Grove Road, Unit 245	←	075-12-0F-060.00
Hermitage, TN 37076	←	

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, we

Jonathan R. Annett and Mandi Arquilla, as tenants-in-common with rights of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ricardo Madrigal-Echeverria, a single man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Being a certain Townhome Apartment with Private Elements in Davidson County, Tennessee, and being Lot No. 60 aka Unit No. 245, as specified on the boundary exhibit of unit foundations of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, shown as Exhibit "B" to the Declaration of Covenants,

Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., as of record at Instrument No. 20050525-0059119, as amended at Instrument No. 20080103-0000699; and at Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee; including without limitation, the By-Laws appended thereto and attached as Exhibit "C", said Register's Office. Reference is hereby made to the plan of Tulip Cove Townhomes, for placement of Lots and Units and for a more complete identification and description of such Lot and Unit.

Being the same property conveyed to Jonathan R. Annett and Mandi Arquilla, as tenants-in-common with rights of survivorship, by Warranty Deed dated February 23, 2017 from Marlyn D. Garwood and Edith K. Garwood, husband and wife, recorded March 1, 2017 at Instrument No. 20170301-0020183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **735 Tulip Grove Road, Unit 245, 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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 30th day of January, 2019.

Jonathan R. Annett

Mandi Arquilla

[SEE ATTACHED CALIFORNIA NOTARY]

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

MELISSA A. VANDENBUSH
Notary Public - California
Orange County
Commission # 2217601
My Comm. Expires Oct 9, 2021

Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me on this 31st day of January, 2019,
Date *Month* *Year*
by
(1) Jonathan R. Annett
(and (2) Mandi Arguilla),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Melissa V.
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed **Document Date:** 1/31/19

Number of Pages: 2 **Signer(s) Other Than Named Above:** _____

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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:

