Karen Johnson Davidson County
Batch# 211838 DEEDWARR
03/29/2019 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190329-0028808

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

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Solangel T. Rego
Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

D L Paulsson
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:
Solangel T. Rego	**NEW OWNER**	**03900020600**
3427 Shellbark Dr		
Whites Creek, TN 37189		

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,

Ismael A. Santana, unmarried

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

Solangel T. Rego, unmarried woman

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 N. 12, on the plan of Hickory Hollow Resubdivision of Reserve Parcels B, C, and D, (erroneously referred to as Reserved Pamela R, C, and D by Instrument No. 20031014-0152098) as of record in Book 4675, page 152, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ismael A. Santana, unmarried, by Warranty Deed from Chris Curry and wife, Betty Curry, dated September 2, 2005, of record in Instrument No. 20050906-0106778, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 4942, page 11, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3427 Shellbark Dr, Whites Creek, TN 37189.

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.

Ismael Santana Date: 3/27/19
Ismael A. Santana

_____ Date: _____

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, a Notary Public of said County and State, Ismael A. Santana, 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 27 day of March, 2019.

Isabel Cuervo-Alzate
NOTARY PUBLIC

My Commission Expires: Dec. 14/2020

ISABEL CUERVO-ALZATE
NOTARY PUBLIC, STATE OF NEW JERSEY
MY COMMISSION EXPIRES
DEC. 14 2020
ID # 2402056

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)

