Karen Johnson Davidson County
Batch# 225851 DEEDWARR
05/03/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190503-0041739

34714

Name and Address of New Owner:
Robert L. Harrington and Chelsea C. Harrington
7943 Hooten Hows Rd.
Nashville, TN 37221

Send Tax Statements To:
Reliant Bank
105 Contenental Place, Suite 300
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19040604

Map and Parcel: 141 00 0 058.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Enrico I. Ricafort (AKA Enrico I. Racafort), unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Robert L. Harrington and Chelsea C. Harrington, husband and wife,** 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, and being all of Lot No. 2, Hibbett Acres, according to survey and plat of same appearing of record in Book 4300, page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 2 fronts 135.0 feet on the south margin of Hooten Hows Road and extends back 628.06 feet on the west line and 625.19 feet on the east line, to a line in the rear on which it measures 135.03 feet.

Being the same property conveyed to Enrico I. Racafort and wife, Zenaida M. Ricafort by Warranty Deed filed for record on October 23, 1975 in Book 4964, page 488, of the Register's Office of Davidson County, Tennessee. The said Zenaida M. Ricafort died on August 29, 2016 leaving Enrico I. Racafort (AKA Enrico I. Ricafort) as the surviving tenant by the entirety.

This conveyance is subject to the following: All matters as set forth per Book 4300, page 97, said Register's Office; All matters including but not limited to an easement for controlled highway access and a drainage easement set out in Book 3314, page 23, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7943 Hooten Hows Rd., Nashville, TN 37221

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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 3rd day of May, 2019.

Enrico I. Ricafort (AKA Enrico I. Racafort)

State of Tennessee

County of Rutherford

Personally appeared before me, Enrico I. Ricafort (AKA Enrico I. Racafort) with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd of May, 2019.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public
My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

