Karen Johnson Davidson County
Batch# 227555 DEEDWARR
05/08/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190508-0043185

# WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

**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). |
|---|---|---|
| Lori Swanson | New Owners | 176 01 0 059.00 |
| (NAME) | (NAME) | |
| 4832 Peppertree Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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, **Mixaida Herrera**, a married woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lori E. Swanson**, a single 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:

Situated in Davidson County, Tennessee, being all of Lot 168, as shown on the map entitled Peppertree Forest Subdivision, Section One Revised, of record in Plat Book 6900, pages 973 – 975, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mixaida Herrera, unmarried female by Special Warranty Deed from Household Financial Services, Inc. dated November 22, 2005 and recorded December 9, 2005 as Instrument No. 20051209-0148175, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mixaida Herrera by Quitclaim Deed from Mixaida Herrera and Lazaro Osvaldo Brito Gonzalez dated November 6, 2009 and recorded November 20, 2009 as Instrument No. 20091120-0106972, in said Register's Office for Davidson County, Tennessee.

Rafael Jose Cardona Barreto, spouse of Mixaida Herrera, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

File Number: MTJ-1903236SSO

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 4832 Peppertree Dr, Antioch, TN 37013

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 7th day of MAY, 2019

Mixaida Herrera

Rafael Jose Cardona Barreto

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 Mixaida Herrera and Rafael Jose Cardona Barreto, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1903236SSO

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY