WARRANTY DEED

Karen Johnson Davidson County
Batch# 235585 DEEDWARR
05/29/2019 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $764.05
20190529-0050471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

MEMORIE WHITE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: Panfilo B Marbibi and Allison L. Kirkman	SEND TAX BILLS TO: owners at property address	MAP-PARCEL NUMBERS
(NAME) 4841 Terragon Trail	(NAME)	148080A02700CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jaime Martinez Garcia, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Panfilo B Marbibi and Allison L. Kirkman,** as joint tenants with full rights of survivorship, 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 66, QUIET CREEK, PHASE TWO, SECTION ONE, as shown on plat of record in Instrument No. 20040106-002099, in the Register's Office, Davidson County, tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jaime Martinez by virtue of that certain Warranty Deed dated January 18, 2006, and being of record at Instrument No. 20060120-0007593 in the Register's Office of Davidson County, Tennessee.

**** Jaime Martinez Garcia is one and the same person as Jaime Martinez. ***

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No 20040106-0002099, 20030122-0008972, 20030624-00868520, 20030114-0005586, 20030124-0010181, 20031022-008973, Book 6213, Page 659, Book 7043, Page 228, Book 7043, Page 231, Book 7760, Page 890 and Book 6813, Page 456 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4841 Terragon Trail Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of May, 2019.

Jaime Martinez Garcia by [illegible], Attorney In Fact

Jaime Martinez Garcia, by Luis Daniel Martinez, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Luis Daniel Martinez , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jaime Martinez Garcia and acknowledged that he executed the same as the free act and deed of the said Jaime Martinez Garcia.

WITNESS my hand and official seal at office this 24th day of May, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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