Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1905269

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2019.

Notary Public
My Commission Expires: 11/17/19

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Alejandra Reyes	New Owner	173-16-0A-004.00-CO
3052 Hidden Creek Drive		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles E. Gooch, a married man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alejandra Reyes and Leobardo Reyes, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat, Hidden Creek, (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles E. Gooch, as his sole and separate property by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20031014-0152394 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 14, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3052 Hidden Creek Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Veda Darlene Gooch, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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.

Karen Johnson Davidson County
Batch# 243095 DEEDWARR
06/13/2019 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190613-0056914

WITNESS my hand this 12th day of June, 2019.

Charles E. Gooch

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles E. Gooch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of June, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 12th day of June, 2019.

Veda Darlene Gooch

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Veda Darlene Gooch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of June, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Kellie L. Parsons, 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 the law.

Kellie L. Parsons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Kellie L. Parsons, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY