Karen Johnson Davidson County
Batch# 243722 DEEDWARR
06/17/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20190617-0057789

WARRANTY DEED

State of Tennessee
County of ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Amber Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 9/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucio Diaz	First Community Mtg	086-01-0-020.00
(NAME)	(NAME)	
6004 Cortez Court	262 Robert Rose Dr # 200	
(ADDRESS)	(ADDRESS)	
Hemitage, TN 37076	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Donald Hinnant and Sarah Hinnant (fka Sarah Parkinson) husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucio Diaz, an unmarried man,** 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 No. 110 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Hinnant, an unmarried man, and Sarah Parkinson, an unmarried woman, tenants in common with rights of survivorship, by Quitclaim Deed form Donald Hinnant, unmarried man, dated 3/16/17 and recorded 3/21/17 in Instrument Number 20170321-0027377; and the same property previously conveyed to Donald Hinnant, an unmarried man, by Warranty Deed from Gregory A. Trudeau and Anita C. Trudeau, husband and wife, dated 3/16/17 and recorded 3/21/17 in Instrument Number 20170321-0027376, Register's Office for Davidson County, Tennessee.

The said Donald Hinnant and Sarah Parkinson have since married and Sarah Parkinson is now known as Sarah Hinnant

unimproved ☐

This is improved ☑ property, known as 6004 Cortez Court, Hemitage, TN 37076
(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/our hands this 5th day of June, 2019.

Donald Hinnant

Sarah Hinnant

State of Tennessee
County of ~~Sumner~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Hinnant and Sarah Hinnant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2019.

Tracey Trumphour
Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File No.: 20191998

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts

Notary Public

My Commission Expires: 8/29/20

