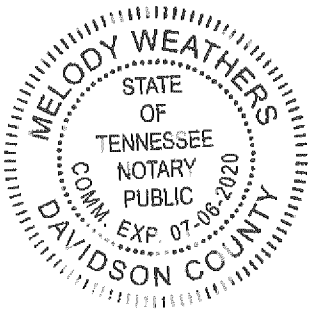
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(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
Emma Corral Barbecho	SAME	076-01-0-018.00
(NAME)	(NAME)	
501 Raleigh Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Paul Andrew Quito, an unmarried man and Jacob Dexter Quito, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emma Corral Barbecho, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Sunset Park, Section One, as of record in Book 4300, Page 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Jacob Dexter Quito and Paul Andrew Quito by Warranty Deed from Forrest Mathis married, dated October 29, 2012 and recorded November 13, 2012 in Instrument Number 20121113-0104409, Register's Office for Davidson County, Tennessee. Jacob Dexter Quito is now married and Shauna Quito, his wife, herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 501 Raleigh Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 250419 DEEDWARR
06/28/2019 02:02:30 PM 2 pgs
Fees: $13.00 Taxes: $762.20
20190628-0063170

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 26th day of June, 2019.

w/Andrew Quito by Jacob Dexter Quito
Paul Andrew Quito Attorney in Fact
By: Jacob Dexter Quito, Attorney-in-Fact

Jacob Dexter Quito

Shauna Quito
Shauna Quito

Jacob Dexter Quito executed this instrument on behalf of Paul Andrew Quito pursuant to a Power of Attorney of record in Book ___ page 20190628006316 9 ___, Register's Office, Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Dexter Quito and Shauna Quito, 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 26th day of June, 2019.

Patti Robitaille
Notary Public
My Commission Expires: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Dexter Quito with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Paul Andrew Quito as his Attorney in Fact as the free act and deed of the within named Jacob Dexter Quito.

Witness my hand and official seal this 26th day of June, 2019..

Patti Robitaille
Notary Public
My Commission expires: _____
File No.: 20192091

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

True Copy Certification

I, Dellana Loudon, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Loudon, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 12.03.19