Karen Johnson Davidson County
Batch# 252269 DEEDWARR
07/03/2019 10:53:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20190703-0065133

This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND LEGENDS TITLE SERVICES, LLC., SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

ADDRESS NEW OWNER:
Hector Javier Molina Ramirez
3113 Cedarcroft Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 150-10-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Neal and Micah Neal, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Hector Javier Molina Ramirez, unmarried and Blanca Orbelina Portillo Lopez, unmarried, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97, 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 Michael Neal, married from Elizabeth Santa Maria, unmarried by Warranty Deed of record in Instrument No. 20150818-0083132, Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded August 18, 2015.

This is improved property known as: **3113 Cedarcroft Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 11th day of June, 2019.

WITNESS MY HAND on this the 6th day of May, 2019

Michael Neal

Micah Neal

STATE OF TENNESSEE
COUNTY OF

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael Neal and Micah Neal,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

File No: 2019-1