THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-507

Karen Johnson Davidson County
Batch# 253624 DEEDWARR
07/08/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20190708-0066068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($394,500.00) cash in hand paid, the receipt of which is hereby acknowledged, TERRY FRANCIK, ("the Grantor"), a widower, have this day bargained and sold, and by these presents do transfer and convey unto GERCE E. FLORES and SONIA HERNANDEZ-REYES, their successors, heirs and assigns, ("the Grantees"), a certain tract or parcel of land as follows:

Situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the map of Sutherland Heights Subdivision, Section 2, a plat of which is of record in Book 2663, Page 58, in the Register's Office for said county, said Lot No. 91 fronts 165.0 feet on the northwesterly margin of Pleasant Green Road and runs back 450.0 feet on the northeasterly line and 366.1 feet on the southwesterly line to a dead line, measuring 110.0 feet thereon.

Being the same property conveyed to Terry Francik by Quitclaim Deed from Terry Francik, surviving spouse of Rebecca Francik, deceased, dated October 7, 2009, and of record in Instrument No. 20091022-0097659, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of right of way of Pleasant Green Road.

This conveyance is subject to all matters shown on plat of record in Book 2663, Page 58, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restri ctions of record in Book 2745, Page 403; and Book 2795, Page 97, in the Register's Office of Davidson County, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the said Grantees, and the Grantees' successors, heirs and assigns, forever. And Grantor covenant with the said Grantees, that Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2019 and as otherwise set forth herein. And Grantor further covenant and bind Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the said Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 3 day of July, 2019.

TERRY FRANCIK

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared TERRY FRANCIK, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 2nd day of July, 2019.

NOTARY PUBLIC

My commission expires: 2-27-21

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 02/27/2021
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $394,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of July, 2019.

NOTARY PUBLIC

My commission expires: 11-03-2020

KATHRYN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-03-2020

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Map & Parcel No: 062-15-0-043

ADDRESS OF NEW OWNERS:
GERCE E. FLORES and SONIA HERNANDEZ-REYES
7621 Pleasant Green Rd.
Nashville, TN 37214

AND SEND TAX BILLS TO:
New Owner

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

