Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1261

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2019

Notary Public

Commission Expires: 6/9/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cole Perry 5133 Ryan Allen Circle Whites Creek, TN 37189	Churchill Mtg. 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	041-01-0A-059.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kristin Sabata f/k/a Kristin Sabata Vasquez, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cole Perry

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. 56 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, 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 Roman Vasquez and Kristin Sabata Vasquez, husband and wife by Warranty deed from Nathan A. Scheib and Jami L. Scheib, husband and wife of record in Instrument No. 20120502-0037548 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 02, 2012. Further Being the same property conveyed to Kristin Sabata f/k/a Kristin Sabata Vasquez by Quitclaim deed from Roman Vasquez of record in Instrument No. 20150319-0023530 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 19, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5133 Ryan Allen Circle, Whites Creek, TN 37189

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 so

Karen Johnson Davidson County
Batch# 254905 DEEDWARR
07/10/2019 12:15:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20190710-0067194

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kristin Sabata, hereby affirms that the above described property was never the primary residence of her spouse.

Dated this the 8 day of July, 2019.

Kristin Sabata

STATE OF North Carolina
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristin Sabata** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2019.

Notary Public
My Commission Expires: May 15, 2021

(Notary Seal)

APRIL T MCKOY
NOTARY
PUBLIC
HOKE COUNTY, N.C.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)