6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 256107 DEEDWARR
07/12/2019 11:10:45 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190712-0068212

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Concepcion Gael Perez Ramirez and Dayani Penate	Bank of America, N.A.	07513021100
(NAME)	(NAME)	
303 Bonnacroft Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, TX 75024	
(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, **Pauline Anderson, Cheryl Lynn Anderson, and Torina Denise Anderson-Sykes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife,** 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:

Being Lot No. 159 Hermitage Hills, Section 1, as shown by plat of record in Plat Book 2900, Page 48-49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy Anderson by deed dated October 17, 2017 from Betty Lou Taylor, Substitute Trustee of record in Instrument No. 20171113-0116352, Register's Office for Davidson County, Tennessee. The said Billy Anderson, also known as Billy Ray Anderson, has since died intestate on January 29, 2019 survived by his wife, Pauline Anderson and children, Cheryl Lynn Anderson and Torina Denise Anderson-Sykes.

unimproved ☐

This is improved ☑ property, known as 303 Bonnacroft Drive, Hermitage, 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 **1st** day of **July, 2019.**

Pauline Anderson By Cindy Denise McMurray
Pauline Anderson
By: Cindy Denise McMurray, Attorney-in-Fact

Cheryl Lynn Anderson

Di Dei Anderson Sykes
Torina Denise Anderson-Sykes

State of Tennessee
County of Davidson

On this **1st** day of **July, 2019,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Cindy Denise McMurray** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **she** executed the within instrument on behalf of **Pauline Anderson** as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this 1st day of **July, 2019.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this 1st day of July, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Cheryl Lynn Anderson**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 1st day of July, 2019.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this **1st** day of **July, 2019**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Torina Denise Anderson-Sykes** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

Witness my hand and official seal this 1st day of **July, 2019.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 19-Ramirez