Karen Johnson Davidson County
Batch# 258258 DEEDWARR
07/17/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20190717-0069986

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 15 day of July, 2019.

Notary Public

My commission expires: 5/22/22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fabel Lazaro Navarro Martinez **Lidibel Martinez Santana**	NEW OWNER	**10804006400**
3128 Noble Valley Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Allison Stotmeister, formerly know as Allison McGowan and husband, Mark Stotmeister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fabel Lazaro Navarro Martinez and Lidibel Martinez Santana

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. 148 on the Plan of Section Two, Larchwood Subdivision of record in Plat Book 5200, Page (s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison McGowan, and husband Mark Stotmeister, by Warranty Deed from Patrick R. Businada, married, dated July 27, 2017, of record in Instrument No. 20170728-0076702, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Patrick R. Businda, an unmarried person, by Warranty Deed from Travis A. Turner and wife, Tonya Q. Turner, dated November 24, 2014, of record in Instrument No. 20141125-0108682, Register's Office for Davidson County, Tennessee. Allison McGowan is now known as Allison Stotmeister. They are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 5479, page 443, revised in Book 5681 page 532, amended in Book 5688, page 696, revised in Book 6011, page 130, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3128 Noble Valley Drive, Nashville, TN 37214.

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 in 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.

X _____ Date: 7/15/19
Allison Stotmeister

X _____ Date: 7/15/19
Mark Stotmeister

STATE OF PA

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Allison Stotmeister and Mark Stotmeister, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT J FAZIO
Notary Public
LANSDALE BORO, MONTGOMERY COUNTY
My Commission Expires May 4, 2020

_____
NOTARY PUBLIC

My Commission Expires: 05/04/2020

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER