Karen Johnson Davidson County
Batch# 264379 DEEDWARR
07/31/2019 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,150.70
20190731-0075278

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $311,000.00.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Angela Pearson
Affiant

Subscribed and sworn to before me, this 25th day of July, 2019.

Notary Public
My commission expires: 4-17-2023

02-1906-50709

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carlos E. Mariscal Alvarez		181-03-0-A-122.00
	New Owner	CO
7404 Stecoah Street		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emmanuel Cummings, a single man, and Caitlin Braden, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carlos E. Mariscal, Alvarez, an unmarried man,** hereinafter called the Grantees, their successors 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. 122, on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmanuel Cummings, a single man and Caitlin Braden, a single woman by deed from Walter Nunez, married, dated March 10, 2016, recorded March 11, 2016, of record in Instrument No. 20160311-0023447, Register's Office for Davidson County, Tennessee. Reina Nunez, spouse of Walter Nunez, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **7404 Stecoah Street, Antioch, TN 37013.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of July, 2019.

Emmanuel Cummings

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 16th day of July, 2019.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 11-3-20

WITNESS my hand this 25th day of July, 2019.

Catilin Braden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Caitlin Braden**, 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 in Brentwood, TN, this 25th day of July, 2019.

Notary Public

My Commission expires: _____

WITNESS my hand this _____ day of July, 2019.

_____ _____

Emmanuel Cummings

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this _____ day of July, 2019.

_____

Notary Public

My Commission expires: _____

WITNESS my hand this 25th day of July, 2019.

Caitlin Braden _____

Catilin Braden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Caitlin Braden**, 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 in Brentwood, TN, this 25th day of July, 2019.

Carol M Holmes

Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

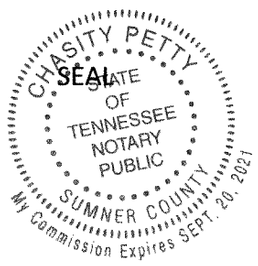
Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021



SEAL