Karen Johnson Davidson County
Batch# 267063 DEEDWARR
08/05/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20190805-0077564

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$228,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF August 2019.

Notary Public

MY COMMISSION EXPIRES: ~~January 6, 2020~~ 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Reynaldo Garcia	New owner at	074-08-0-023.00
(Name)	(Name)	
7012 Bonnamere Dr	property address	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN M. FARRELL, ADMINISTRATOR OF THE ESTATE OF EDWARD A FARRELL, III** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REYNALDO GARCIA, UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 812, as shown on the map entitled Section Seven Hermitage Hills, of record in Plat Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 812 fronts 80.0 feet on the easterly side of Bonnamere Drive and extends back 151.09 feet on the south line and 151.59 feet on the north line to a deed line in the rear which it measures 80.0 feet.

Being the same property conveyed to EDWARD A. FARRELL, III AND WIFE, NANCY J. FARRELL, by deed from EMMA M. WALKDEN, UNMARRIED, of record in Instrument No. 20011121-0128207, dated November 20, 2001, said Register's Office. NANCY J. FARRELL having since died on or about March 20, 2015 leaving EDWARD A. FARRELL, III, as surviving tenant by the entirety.

EDWARD A. FARRELL, III, having since died intestate on or about December 5, 2018. Said estate has been declared insolvent and pursuant to the Order Granting Petition to Declare Estate Insolvent and Approving Contract for Sale of Real Property, of record in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Estate of Edward A. Farrell, III, Case No. 19P-449. KEVIN M. FARRELL, as Administrator of the Estate of EDWARD A. FARRELL, III has been authorized to sell and convey said property.

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.

Executed by my hand this 2nd Day of August 2019.

Estate of Edward A Farrell by Kevin M Farrell

BY: Estate of Edward A Farrell by Kevin Farrell

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kevin Farrell as Administrator of the Estate of Edward A Farrell, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Administrator.

Witness my hand and official seal, this the 2nd of August, 2019.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019