Karen Johnson Davidson County
Batch# 267650 DEEDWARR
08/07/2019 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190807-0078394

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Rutherford~~ Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 5th day of ~~July~~ August, 2019

Notary Public

MY COMMISSION EXPIRES: ~~March 05, 2023~~

(AFFIX SEAL) OCT 2 0 2020

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rafael DeJesus Santiago	New Owner	149030F042.00
(NAME)	(NAME)	
2610 Lakevilla Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **Christopher M. Johnson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RAFAEL DEJESUS SANTIAGO, A MARRIED MAN, 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(s) 42, as shown on the map entitled Resubdivision Plat Lots 7 and 8 on the "Open Space" of the Shoppes of Dover Glen and the "Open Space" of Town View Subdivision, of record as Instrument No. 20130125-0008426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher M. Johnson, unmarried by Warranty Deed from Moss Springs, LLC, a Tennessee limited liability company dated August 18, 2015 and of record in Instrument No. 20150820-0084086 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2610 Lakevilla Dr., Nashville, TN 37217
(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 31st day of July, 2019.

Christopher M. Johnson

State of Tennessee
County of Rutherford

Personally appeared before me Christopher M. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2019.

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23303

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)

