This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 268830 DEEDWARR
08/08/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20190808-0079212

ADDRESS NEW OWNER:
Nelson Reyes Mirabal
Lazara Yanitza Corzo Mesa
4244 Samoa Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owners

MAP/PARCEL 075-06-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin S. Dreher, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nelson Reyes Mirabal and Lazara Yanitza Corzo Mesa, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin S. Dreher, an unmarried man by Warranty deed from Sally Scott Loughborough, an unmarried woman of record in Instrument No. 20091105-010257 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 5, 2009.

Jamie Dreher, the spouse of Justin S. Dreher, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Justin S. Dreher.

This is improved property known as: **4244 Samoa Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 8th day of August, 2019.

WITNESS MY HAND on this the 8th day of August, 2019

Justin S. Dreher

Jamie Dreher

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Justin S. Dreher and Jamie Dreher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of August, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190358

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: