WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mixaida E. Herrera and Rafael J. Cardona		164 10 0A 384.00 CO
(NAME)	(NAME)	
4240 Shagbark Trail	New owner at	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	property address	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, WE, **Lybronda P. Middlebrooks and Terrance D. Middlebrooks, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mixaida E. Herrera and Rafael J. Cardona, wife and husband**, 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 429, SUMMERFIELD, VILLAGE NINE, as shown on plat of record in Instrument No. 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terrance D. Middlebrooks and Lybronda P Middlebrooks, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation dated March 30, 2007 and recorded April 4, 2007, as Instrument Number 20070404-0040193, in said Register's Office for Davidson County, Tennessee. Terrance D. Middlebrooks and Terrence D. Middlebrooks, being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4240 Shagbark Trail, Antioch, TN 37013

File Number: FRN-1907259SSO

Karen Johnson Davidson County
Batch# 276127 DEEDWARR
08/23/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190823-0085185

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 our hands this 22nd day of August, 2019.

Lybronda P. Middlebrooks

Terrence D. Middlebrooks

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lybronda P. Middlebrooks and Terrence D. Middlebrooks, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2019.

Diana L Mooney
Notary Public

My Commission Expires: 4-5-2023

(SEAL)

Notary Public State of Florida
Diana L Mooney
My Commission GG 300466
Expires 04/05/2023

File Number: FRN-1907259SSO

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

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