WARRANTY DEED

Karen Johnson Davidson County
Batch# 276957 DEEDWARR
08/27/2019 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190827-0086387

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-24-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cristo Andres Hernandez and Maria L. Zepeda Flores	First Community Mtg	
(NAME) 2624 Willowbranch Drive	(NAME) 262 Robert Rose # 200	149-04-0-135.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Four Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($234,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GABRIEL COCUYO MARTINEZ, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRISTO ANDRES HERNANDEZ AND MARIA L. ZEPEDA FLORES, HUSBAND AND WIFE, 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 No. 518 on the Plan of Edge-O-Lake Estates Section VII of record in Plat Book 3700, Page 79, in the Register's Office for Davidson County.

Said Lot No. 518 fronts 74.66 feet on the northeasterly margin of Willowbranch Drive and extends back 144.54 feet on the northwesterly line and 150.89 feet on the southeasterly line to a dead line, which is a broken line, in the rear, measuring 100.18 feet thereon.

Being the same property conveyed to Gabriel Cocuyo Martinez, unmarried by Warranty deed from Brenda G. Randolph, unmarried n/k/a Brenda G. Nance of record in Instrument No. 20161219-0133259 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 19, 2016.

unimproved ☐
This is improved ☒ property, known as 2624 Willowbranch Drive, Nashville, TN 37217
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Gabriel Cocuyo Martinez, unmarried this 26 day of August, 2019

Gabriel Cocuyo Martinez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of August, 2019, before me personally appeared Gabriel Cocuyo Martinez and, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of August, 2019.

Notary Public

My Commission Expires: 02/22/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

