Karen Johnson Davidson County
Batch# 277325 DEEDWARR
08/28/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20190828-0086875

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023

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

File No.: HTF19-071105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gabriel Cocuyo Martinez	NEW OWNER	
(NAME)	(NAME)	
4566 Artelia Drive		148-08-0-031.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OLGA VASQUEZ AND GUSTAVO VASQUEZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GABRIEL COCUYO MARTINEZ, UNMARRIED, 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. 29 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4460, Page (s) 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 60.1 feet on the Easterly side of Artelia Drive and extends back 127.40 feet on the Northerly line and 138.91 feet on the Southerly line to a dead line in the rear measuring 61.19 feet thereon.

Being the same property conveyed to William C. Harvell and wife, Eugenia M. Harvell by Warranty deed from Danny R. Turbeville and wife, Sarah Turbeville of record in Book 6535, page 234, Register's Office for Davidson County, Tennessee, dated April 15, 1985 and recorded on April 17, 1985.

Being the same property conveyed to MTGLQ Investors, L.P. by Substitute Trustee's deed from Brock and Scott, PLLC of record in Instrument No. 20180223-0017364 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

Being the same property conveyed to Olga Vazquez and Gustavo Vazquez by Special Warranty deed from MTGLQ Investors, L.P. of record in Instrument No. 20180905-0087737 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on September 05, 2018.

unimproved ☐
This is improved ☒ property, known as 4566 Artelia Drive, Antioch, TN 37013
(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 Olga Vasquez and Gustavo Vasquez, HUSBAND AND WIFE this 26 day of Aug, 2019.

Olga Vasquez

Gustavo Vasquez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of August, 2019, before me personally appeared Olga Vasquez and Gustavo Vasquez, 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: 10·12·19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

