ADDRESS NEW OWNERS and
SEND TAX BILLS:
IDANIA NEGRIN

712 Canton Pass
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 280785 DEEDWARR
09/05/2019 08:36:01 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190905-0089552

MAP PARCEL NUMBER:
52 - 16 - 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN W. MATTHEWS and wife, MARTHA E. MATTHEWS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to IDANIA NEGRIN, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Marlin Meadows, Section 2, as of record in Book 1835, Page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 140 feet on the southerly margin of Canton Pass and extends back between parallel lines, 147.16 feet to a dead line in the rear.

Being the same property conveyed to John W. Matthews and wife, Martha E. Matthews by Warranty Deed from Lanora Suzanne Meness, recorded December 12, 1986, in Book 7066, Page 986, Register's Office for Davdison County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 711 Canton Pass, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of August, 2019.

JOHN W. MATTHEWS

MARTHA E. MATTHEWS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN W. MATTHEWS and MARTHA E. MATTHEWS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPUC At LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30 day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPUC At LARGE SUMNER COUNTY, TENN

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