Karen Johnson Davidson County
Batch# 290859 DEEDWARR
09/25/2019 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $838.05
20190925-0097408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5.22.22

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6261N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Guillermo Rojas Martinez and Eleodora Galindo Carachure	New Owners	149-05-0-142.00
4928 Pebble Creek Drive		
Antioch, TN 37013		

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHNSON SAW AND WIFE, CHERRY NAW

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GUILLERMO ROJAS MARTINEZ AND ELEODORA GALINDO CARACHURE, JOINT TENANTS

HEREINAFTER CALLED THE GRANTEE(S), 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. 76 on the Plan of Pebble Creek, Section One of record in Plat Book 5210, Page 72, 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 Johnson Saw and wife, Cherry Naw by Warranty deed from Andrew F. Grosson and wife, Christie L.S. Grosson of record in Instrument No. 20070724-0087508 Register's Office for Davidson County, Tennessee, dated July 20, 2007 and recorded on July 24, 2007. (Value of consideration shown in aforementioned deed $135,000.00.) Being also known as 4928 Pebble Creek Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4928 Pebble Creek Drive, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 23RD day of September, 2019.

Johnson Saw

Cherry Naw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHNSON SAW AND CHERRY NAW, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23RD day of September, 2019.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

File #: 19-6261N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

