Karen Johnson Davidson County
Batch# 300618 DEEDWARR
10/14/2019 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20191014-0105088

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019.

Notary Public

My commission expires: 4/17.23

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ma Gabriela Arteaga Zamora and Alberto Escobar Constantino	Ma Gabriela Arteaga Zamora and Alberto Escobar Constantino	041-12-0-109.00
1026 Westchester Drive	1026 Westchester Drive	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven Larry Smith and wife, Lori D. Smith

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ma Gabriela Arteaga Zamora and Alberto Escobar Constantino, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Kemper Heights, Section One of record in Plat Book 2331, Page 65 and 66, 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. 117 fronts 115.0 feet on the Northerly margin of Westchester Drive and runs back between lines measuring 401.0 feet on the Easterly line and 447.7 feet on the Westerly line to a dead line measuring 124.0 feet thereon.

Being the same property conveyed to Cindy S. Smith Trustee by Quitclaim Deed from S. Larry Smith of record in Instrument No. 20060413-0042372, Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on April 13, 2006 and within the same deed the said Cindy S. Smith Trustee conveyed his interest in the subject property to Steven Larry Smith and wife, Lori D. Smith.

This is improved property known as **1026 Westchester Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of October, 2019.

Steven Larry Smith

Lori D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Larry Smith and Lori D. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of October, 2019.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 19-000232-526

GREGORY D. VADEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County