WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191339TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Noel Aurelio Somarriba and Heather Lee Somarriba husband and wife	Noel Aurelio Somarriba and Heather Lee Somarriba husband and wife	
(NAME) 616 Collins Crest Court	(NAME) 616 Collins Crest Court	155-12-0B-005.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOEL SANDERS AND JOAN SANDERSHUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOEL AURELIO SOMARRIBA AND HEATHER LEE SOMARRIBA 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. 5 on the Plan of Final Plat of Collins Crest Subdivision of record in Plat at Instrument No. 20060105-0001456, 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 Joel Sanders and wife, Joan Sanders by Warranty Deed from French River Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20100611-0045430 Register's Office for Davidson County, Tennessee, dated June 4, 2010 and recorded on June 11, 2010.

unimproved ☐
This is improved ☒ property, known as 616 Collins Crest Court, Nashville, TN 37221
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Karen Johnson Davidson County
Batch# 306863 DEEDWARR
10/28/2019 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20191028-0110289

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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, Joel Sanders and Joan Sandershusband and wife this 24th day of October, 2019.

Joel Sanders, by Eric Marcus as attorney in fact
Joel Sanders, by Eric Marcus as attorney-in-fact

Joan Sanders, by Eric Marcus as attorney in fact
Joan Sanders, by Eric Marcus as attorney-in-fact

STATE OF ~~TENNESSEE~~
COUNTY OF COOK

On this 24th day of OCTOBER, 2019, before me personally appeared Joel Sanders and Joan Sandershusband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ COOK County, ~~Tennessee~~ ILLINOIS this 24th day of OCTOBER, 2019.

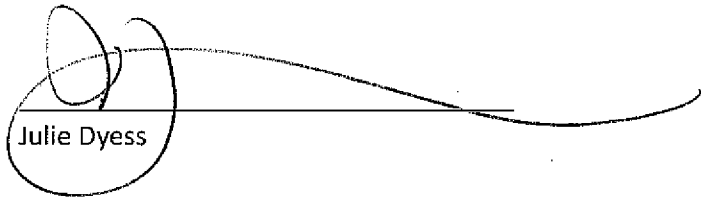
Commission Expires: 1/14/20

Kathleen A. Fern
Notary Public

OFFICIAL SEAL
KATHLEEN A FERN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/14/20

True Copy Certification

I, Julie Dyess, 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.



Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

