Karen Johnson Davidson County
Batch# 315787 DEEDWARR
11/14/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20191114-0117730

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Cesar Gallegos and wife, Maria Vergara, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and TRANS AM SFE II, LLC, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being all of Lot No. 3, on the Final Plat Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cesar Gallegos and wife, Maria Vergara by deed dated October 11, 2006, of record in Instrument No. 20061020-0130336, Register's Office of Davidson County, Tennessee.

Map & Parcel 150-16-0B-3

Property Address: 5712 Tru Long Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1st day of November, 2019.

Cesar Gallegos

Maria S. Vde Gallegos.
Maria Vergara

STATE OF WA

COUNTY OF KING

Notary Public
State of Washington
KAMAL SHARMA
MY COMMISSION EXPIRES
July 25, 2021

Personally appeared before me, the undersigned, Cesar Gallegos and Maria Vergara, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of November, 2019.

Notary Public

My commission expires: July 25th 2021

STATE OF TENNESSEE
COUNTY OF Shelby

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2019.

Notary Public

My commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

NEW PROPERTY OWNERS:
TRANS AM SFE II, LLC
5001 Plaza On The Lake, #200
Ste. 200
Austin, TX 78746

PERSON(S) RESPONSIBLE FOR TAXES:
TRANS AM SFE II, LLC
5001 Plaza On The Lake,
Ste. 200
Austin, TX 78746

I, Stevie Friesth, 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 SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, 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:

Notary's Seal (If on paper)

