SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNERS:

James A. Huffaker and wife,
Gemma Divinagracia Huffaker
3627 Sabre Dr.
Nashville, TN 37211

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 133-6-116

Karen Johnson Davidson County
Batch# 320151 DEEDWARR
11/26/2019 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191126-0122198

THIS TRANSFER IS EXEMPT FROM THE TENNESSEE REAL ESTATE RECORDING TAX PURSUANT TO T.C.A. §67-4-409-(3)A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, **JAMES A. HUFFAKER,** have this day bargained and sold and do hereby transfer and convey unto, **GEMMA DIVINAGRACIA HUFFAKER,** her heirs and assigns, **such interest as is necessary to create an estate by the entireties** in and to a certain tract or parcel of realty situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 29, on the Plan of Patterson Gardens, as shown on plat of record in Plat Book 2083, Page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 29 fronts 70 feet on the westerly side of Sabre Drive and runs back 166.7 feet on the northerly line and 174.56 feet on the southerly line, which is a broken line, to a deed line in the rear, measuring 35 feet thereon.

FOR source of title to said realty reference is made to Warranty Deed from Deborah A. South to James A. Huffaker, dated August 29, 1996 and recorded on August 30, 1996 in Book 10172, Page 705, Register's Office, Davidson County, Tennessee.

THIS property is subject to all matters shown on plat of record in Plat Book 2083, Page 114, of said Register's Office.

THIS property is subject to and includes any and all lawful easements, set-back lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2019 will be paid by the grantor when due.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2019 real property taxes, which taxes will be paid by the grantor when due.

I do further covenant and bind myself, my heirs and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the 18th day of November, 2019.

JAMES A. HUFFAKER

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, JAMES A. HUFFAKER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 18th day of November, 2019.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires:01/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 18th day of November, 2019.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires:01/24/21

TRUE COPY CERTIFICATION

I, **TRACEY GULLETT**, 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.

TRACEY GULLETT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lindsey Frye, a notary public for this county and state, Tracey Gullett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My commission expires: 5·16·2022

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY