THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123589** Karen Johnson Davidson County Batch# 320179 DEEDWARR 11/26/2019 10:56:30 AM 3 pgs Fees: $18.00 Taxes: $962.00 20191126-0122235	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2019. Notary Public My Commission Expires: 10/2/23 VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Jessica I. Hernandez Garcia and Carlos J. Ramirez Dardon 3512 Couchville Pike Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 137-00-0-064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fay E. Cripps, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica I. Hernandez Garcia and Carlos J. Ramirez Dardon, both unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Raymond E. Binkley, August 8, 1981 as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Couchville Pike, said point being the southeast corner of the property conveyed to Lee Roy Eaks, etux (DB 3917, Page 905 and DB 3935, Page 272) Register's Office of Davidson County, Tennessee; thence North 3 deg. East, 543.3 feet to an iron pin; thence South 46 deg. 39' West, 11.5 feet to an iron pin; thence North 27 deg. 41' East, 300 feet to an iron pin; thence South 78 deg. 06' East, 75.0 feet to an iron pin; thence South 2 deg. 17' East, 790.0 feet to an iron pin in the southerly margin of Couchville Pike; thence along the southerly margin of Couchville Pike, North 89 deg. 20' West, 264.40 feet to the point of beginning, containing 3.80 acres, more or less.

Being the same property conveyed to Johnny Cripps and wife, Fay E. Cripps by Warranty deed from Johnnie Mai Eakes Ellis, Eva Virginia Eakes Hurt, Lee Roy Eakes, James Clark Eakes, Dorothy Carolyn Eakes Hudson, David Gerald Eakes, Gary Lucian Eakes, and Dorothy Lillian Eakes Hudson of record in Book 5803, page 775, Register's Office for Davidson County, Tennessee, dated September 22, 1981 and recorded on September 24, 1981.

Johnny Cripps now being deceased on June 20, 2018 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable, and all years thereafter.

This is improved property located at 3512 Couchville Pike Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2019.

Fay E. Cripps _____ _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fay E. Cripps, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2019.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21