Karen Johnson Davidson County
Batch# 329826 DEEDWARR
12/13/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20191213-0129020

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| German Garcia and Miguel Garcia | German Garcia and Miguel Garcia | 076 05 0 115.00 |
| (NAME) | (NAME) | |
| 641 Hidden Hill Dr. | 2038 Olympic Pl | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Murfreesboro TN 37130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dennis R. Trisler and wife, Kathleen Trisler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **German Garcia, a married man, and Miguel Garcia, a married man,** 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. 121 on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

SAID Lot No. 121 fronts 80.0 feet on the westerly margin of Hidden Hill Drive and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Dennis R. Trisler et ux Kathleen Trisler by Warranty Deed from Marion Thurman Builders, a sole proprietorship composed of Marion Thurman and wife, Eva M. Thurman dated May 22, 1981 and recorded May 22, 1981 in Book 5748, Page 525, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 641 Hidden Hill Dr., Hermitage, TN 37076

File Number: FND-1912531SSO

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.

Witness our hands this 11 day of December 2019.

Dennis R. Trisler

Kathleen Trisler

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dennis R. Trisler and wife, Kathleen Trisler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2019.

Notary Public

My Commission Expires: 12.23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: FND-1912531SSO

# True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

