WARRANTY DEED

Karen Johnson Davidson County
Batch# 331397 DEEDWARR
12/18/2019 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,052.65
20191218-0130512

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,500.00.

Mary Catherine McCarty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-703

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henry F. Umana Alvarado (M)	SWBC Mortgage Corp	150 06 0 178.00
(NAME) 2901 Wilford Pack Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Four Thousand Five Hundred And No/100 Dollars ($284,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHERRY A. BROWN, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY F. UMANA ALVARADO, UNMARRIED AND MOISES UMANA-UMANA, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 24 of Revised West Lake Subdivision as recorded in Plat Book 6250, page 785, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cherry A. Brown, by Quitclaim Deed, from Cherry A. Johnson f/k/a Cherry Ann McGilton n/k/a Cherry A. Johnson and spouse, Kevin Glen Brown, dated September 24, 2018, recorded October 1, 2018, of record in Instrument No. 20181001-0096757, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Cherry A. Johnson, by Quitclaim Deed, from Cecil Johnson Jr., dated February 16, 2007, recorded February 26, 2007, of record in Instrument No. 20070226-0023415, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Cherry Johnson and husband, Cecil Johnson, Jr., by Special Warranty Deed, from the Federal National Mortgage Association, aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated September 2, 2005, recorded September 14, 2005, of record in Instrument No. 20050914-0110431, Register's Office for Davidson County, Tennessee.

Kevin Glen Brown joins in the execution of this deed to convey any and all of his/her marital rights and interest to subject property.

unimproved ☐
This is improved ☒ property, known as 2901 Wilford Pack Drive, Antioch, TN 37013
(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.

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 our hands this 16 day of December, 2019.

Cherry A. Brown

Kevin Brown

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of December, 2019, before me personally appeared Cherry A. Brown and Kevin Brown to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) 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 Franklin, Tennessee this 16 day of December, 2019.

Commission Expires: My Commission Expires October 21, 2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

