WARRANTY DEED

Karen Johnson Davidson County
Batch# 333149 DEEDWARR
12/23/2019 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20191223-0132054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Roberto Gomez Baeza and Maria L Torres De Gomez	First Community	150 10 0 170.00
(NAME)	(NAME)	
P.O. Box 4090	262 Robert Rose Dr #200	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Murfreesboro TN 37129	
(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, **Alva L. Estes, an unmarried woman, as tenants by the entirety,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roberto Gomez Baeza and Maria L Torres De Gomez, husband and wife,** 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:

Being Lot No. 24, Section One, on the Plan of Lake Town Park of record in Plat Book 6250, page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alva L. Swoape, unmarried by Deed from Jack Williams Construction Company, Inc. dated August 02, 1989 and recorded August 08, 1989 in Book 7909, Page 432, in said Register's Office for Davidson County, Tennessee.
Further, being the same property conveyed to Alva L. Estes and husband, William H. Estes, as tenants by the entirety by Quitclaim Deed from M. Norris Jenkins, Trustee dated January 16, 2002 and recorded January 18, 2002 as Instrument No. 20020118-0007633, in said Register's Office for Davidson County, Tennessee. *William H. Estes died October 12, 2012.*

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.

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unimproved ☐
This is improved ☒ property, known as 3604 Lake Towne Drive, Antioch, TN 37013

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 19 day of December 2019

Alva L. Estes

Alva L. Estes

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alva L. Estes, an unmarried woman, 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 19th of December, 2019.

Arbunes Collins

Notary Public

My Commission Expires: 1-4-21

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: MFR-1911658SSO

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)

