This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Deatrick, Jr
1285 N Mt. Juliet Rd.
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 334297 DEEDWARR
12/26/2019 09:30:36 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20191226-0132909

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 075-12-OB-020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rosendo L. Emuslan and wife, Teresita P. Emuslan, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Deatrick, Jr., hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 397, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rosendo L. Emuslan and wife, Teresita P. Emuslan by Warranty deed from Larry Powell Builders, Inc. of record in Instrument No. 20040622-0073434 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 22, 2004.

This is improved property known as: **921 Waynewood Lane, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 16th day of December, 2019.

WITNESS MY HAND on this the 16th day of December, 2019

Rosendo L. Emuslan

Teresita P. Emuslan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rosendo L. Emuslan and Teresita P. Emuslan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of December, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190687