Karen Johnson Davidson County
Batch# 348697 DEEDWARR
01/27/2020 10:09:42 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20200127-0009374

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| CARLA CHRISTAL PEREZ<br>112 Oxford Court<br>Goodlettsville, Tennessee 37072 | Tower Community Bank<br>7271 Nolensville Rd.<br>Nolensville, TN 37135 | 026-06-0-087.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK MILLER LAFFERTY, EXECUTOR OF THE ESTATE OF JUNE LAFFERTY,** has this day bargained and sold, and does hereby transfer and convey unto the said **CARLA CHRISTAL PEREZ and ZAMBRANO HERNANDEZ, WIFE AND HUSBAND,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot(s) 268, as shown on the map entitled Windsor Green Phase II - Section II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to JUNE LAFFERTY, by deed from BOBBIE S. HESTER LADD AND HUSBAND, PARKER LADD, of record in Book 9963, page 556, dated February 19, 1996, said Register's Office. The said June Lafferty having since died testate on or about August 14, 2019. JACK MILLER LAFFERTY APPOINTED EXECUTOR OF THE ESTATE OF JUNE LAFFERTY with full power to sale pursuant to the will of record in the Probate Office of Davidson County, Tennessee, Docket No. 19P661.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$238,000.00**.
Subscribed and sworn to before me
this 24 day of January, 2020.
My Commission Expires: 12/23/2020

Carla Perez
Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 112 Oxford Court, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 24 day of January, 2020.

X Jack Miller Lafferty, Executor

**JACK MILLER LAFFERTY, Executor of**
**The Estate of June Lafferty**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JACK MILLER LAFFERTY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of June Lafferty, and that as such Executor, has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

