Karen Johnson Davidson County
Batch# 356800 DEEDWARR
02/11/2020 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200211-0015727



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2020.

Notary Public

My Commission Expires: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Marco Antonio Martinez and Yovanni Alejandro Martinez Rodiguez	New Owner	149-13-0-031.00
4809 Bowfield Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Leticia Alcazar, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marco Antonio Martinez, an unmarried man and Yovanni Alejandro Martinez Rodiguez, an unmarried man, tenants in common with rights 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. 184 on the Plan of Debra Heights Subdivision, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, and amended in Book 3977, Page 632, said Register's Office.

Said Lot No. 184 fronts 75.0 feet on the westerly margin of Bowfield Drive and runs back between lines measuring 153.76 feet on the southerly line and 149.57 feet on the northerly line, to a dead line in the rear measuring 75.12 feet.

BEING the same property conveyed to Leticia Alcazar, an unmarried woman, by Quitclaim Deed from Marco Martinez, unmarried, and Leticia Alcazar f/k/a Leticia Martinez, unmarried, dated 10/23/2009 and recorded 11/3/2009 in Instrument No. 20091103-0101389; and being the same property previously conveyed to Leticia Martinez, unmarried and Marco Martinez, unmarried, by Warranty Deed from John B. Vaughn, Trustee, dated 10/29/2004 and recorded 11/3/2004 in Instrument No. 20041103-0132816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 4809 Bowfield 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 Grantor does covenant with

said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 7th day of February, 2020.

Leticia Alcazar

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

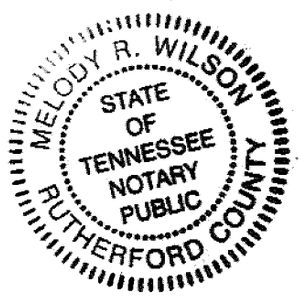
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leticia Alcazar with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 7th of February, 2020.

Notary Public

My Commission Expires: 3/23/21

(SEAL)



True Copy Certification

I, Melody R. Wilson, 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 Rutherford

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Melody Wilson 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: 9.20.20

Notary' Seal (if on paper)

