Karen Johnson Davidson County
Batch# 361650 DEEDWARR
02/24/2020 08:08:47 AM 3 pgs
Fees: $18.00 Taxes: $366.30
20200224-0019811

WILLIAM I. SHOCKLEY, EXECUTOR OF THE ESTATE OF STEPHEN L. HAMMERMAN

TO: *WARRANTY DEED*

SALVADOR ZARAGOZA

THIS WARRANTY DEED OF REALTY, executed as of the 21st day of February, 2020, by Grantor, **WILLIAM I. SHOCKLEY, EXECUTOR OF THE ESTATE OF STEPHEN L. HAMMERMAN**, to Grantee, **SALVADOR ZARAGOZA, an unmarried person**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever in fee simple, certain realty situated in Tenth (10th) Civil of Davidson County, Tennessee, and bounded and described as follows:

> Beginning at a point in the Northerly margin of McClare Street at the Southwest corner of the property conveyed to Fred O'Saile and wife, by Deed of record in Book 2645, Page 423; thence with the margin of said street, South 80 ¼ degrees West 60 feet to a point; thence Northerly 212 feet more or less to a point; thence North 80 ¾ degrees East 60 feet to a point in the Northeast corner of a 5 foot strip conveyed to F.A. Warmack, by deed in Book 2645, Page 425; thence along the Easterly line of said strip Southerly 101 feet to the Northwest corner of the property conveyed to Fred O'Saile and wife above mentioned; thence along O'Saile's Westerly line, Southerly 110 feet, more or less to the beginning. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Stephen L. Hammerman, by Warranty Deed, from Steve Gill d/b/a Margildor Investments dated April 20, 2016, recorded April 22, 2016 at 8:49 A.M., and appearing of record in Instrument Number: 20160422-0039112, Register's Office for Davidson County, Tennessee. The said Stephen L. Hammerman, a resident of Sumner County, Tennessee, died testate on March 29, 2019. The duly executed Last Will and Testament of Stephen L. Hammerman was opened for probate in the Chancery Court for Sumner County, Tennessee, Probate Division, on April 4, 2019, with William L. Shockley being appointed Executor. William I. Shockley and William H. Shockley are one and the same person.

That Grantor (1) covenants that he, as Executor of the Estate, is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and

defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

THE ESTATE OF STEPHEN L. HAMMERMAN

William L. Shockley, Executor

WILLIAM L. SHOCKLEY, EXECUTOR Grantor

STATE OF TENNESSEE :
COUNTY OF Sumner :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM L. SHOCKLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **EXECUTOR** of **THE ESTATE OF STEPHEN L. HAMMERMAN**, the within named bargainor, an Estate, and that he as **EXECUTOR**, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by **WILLIAM L. SHOCKLEY** as such **EXECUTOR**.

Witness my hand and seal at office this the 21st day of February, 2020.

My Commission Expires:
5-10-2021

Notary Public

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
and Mailing Address:

Salvador Zaragoza
206 Church St.
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
117 Old Brick Church Pike
Goodlettsville, TN, 37072

Map and Parcel No.
018-16-0-087.00

STATE OF TENNESSEE,
Sumner COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$99,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Salvador Zaragoza

Subscribed and sworn to before me this the **21st day of February, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172