Karen Johnson Davidson County
Batch# 362650 DEEDWARR
02/25/2020 08:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20200225-0020526

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public
My commission expires:

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

05-2001-67666

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ixsa Elena Cubillo Mendoza	Ixsa Elena Cubillo Mendoza	087-10-0-A-037.00 CO
312 Bournemouth Lane Hermitage TN 37076	312 Bournemouth Lane Hermitage, TN 37076	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Michael Kavanagh, A Married Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ixsa E Cubillo Mendoza and Kelin A Guzman Chavez, Wife and Husband**, hereinafter called the Grantees, their successors 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. 137, on the Plan of Final Plat, A Cluster Lot Development, Aarons Cress, Phase 1B, of record in Instrument No. 20070910-0108427, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Michael Kavanagh, a married man by deed from Hermitage Developers, Inc., a Tennessee Corporation, dated September 28, 2007, recorded October 11, 2007, of record in Instrument No. 20071011-0121196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Bournemouth Lane, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of January, 2020.

Thomas Michael Kavanagh

Elizabeth A Kavanagh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Michael Kavanagh and Elizabeth A Kavanagh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of January, 2020.

Notary Public

My Commission expires: 03/21/2022

