Karen Johnson Davidson County
Batch# 364668 DEEDWARR
02/27/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20200227-0022030

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $234,900.00. Javier Becerra Becerra Affiant Subscribed and sworn to before me, this 27th day of February 2020. Notary Public My commission expires: 06/28/2021 (Affix Seal)

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Javier Becerra Becerra Blanca Sonia Limon 1937 Treeview Drive Antioch, TN 37013	Same	176-02-0-068.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSEPH GENTRY, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAVIER BECERRA BECERRA AND BLANCA SONIA LIMON, HUSBAND AND WIFE,** 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. 211, Section 19, Peppertree Forest, as shown on plat of record in Plat Book 7900, Page 783, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Gentry, unmarried by Warranty deed from David J. Gentry and Andrea R. Gentry, husband and wife of record in Instrument No. 20120718-0063340 Register's Office for Davidson County, Tennessee, dated July 16, 2012 and recorded on July 18, 2012.

Being also known as 1937 Treeview Drive Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

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, and Grantee's heirs and assigns, forever.

The undersigned covenant with said Grantees that he has lawfully seized and possessed of said real estate; that he has a good and lawful right to convey the same and that the same is unencumbered, except for the matters stated herein above which are, which are those matters of record which are incorporated here into by reference verbatim and the 2020 property taxes, which have been prorated between the parties.

The undersigned further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the property (except for those matters of record) to the said Grantees', Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

The undersigned **REBECCA GENTRY**, wife of **JOSEPH GENTRY**, hereby joins in the execution of this instrument for the purposes of and does hereby convey to the Grantees' all of her right, title, claim and interest in and to the above-described real estate, including any and all of her marital rights

IN WITNESS WHEREOF, Grantor(s) has executed this instrument on this 27th day of February 2020.

Joseph Gentry

Rebecca Gentry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Gentry and Rebecca Gentry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February 2020



Notary Public
My Commission expires: 01/28/2021

True Copy Certification

I, Becky N Mead, 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.

Becky N Mead
Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Kellie H Moss a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kellie H Moss
Notary's Signature

My Commission Expires: 8-22-2021

Notary' Seal

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY