WARRANTY DEED

Karen Johnson Davidson County
Batch# 365736 DEEDWARR
03/02/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200302-0023093

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 05/19/2020

(AFFIX SEAL)

ASHLEY N. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ma Del Rucio Munoz-Garcia Leoel Rubio Martinez	Same as new	059-04-0A-100.00
(NAME)	(NAME)	
3155 Bridgepoint Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sabrina Pittman, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ma Del Rocio Munoz Garcia and Leoel Rubio Martinez, wife and husband, 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. 128 on the Final Plat of Phases 4, 5, 6, of Brookview Subdivision, of record in Instrument Number 20060303-0025044, Register's Office for a Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sabrina Pittman, a married woman from Seneca A. Bradley, unmarried and Cova D. Bradley, unmarried by Warranty Deed on April 24, 2015, of record in Instrument Number 20150430-0038621, Register's Office for Davidson County, Tennessee.
Quinten Pittman joins in this conveyance to convey any and all interest, marital or otherwise in the subject property.

Subject to all matters on Plan of record in Instrument Number 20060303-0025044, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 3155 Bridgepoint Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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 hands this 27th day of February, 2020.

Quinten Pittman

Sabrina Pittman

State of Tennessee
County of Davidson

Personally appeared before me Quinten Pittman and Sabrina Pittman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2020.

Notary Public
My Commission Expires: 11.6.21

File No.: 202002005



True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 5/19/2020

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY