WARRANTY DEED

Karen Johnson Davidson County
Batch# 374449 DEEDWARR
03/18/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200318-0030136

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5047-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blanca Murillo Garcia	Blanca G Murillo Garcia	164 10 0A 440.00
(NAME)	(NAME)	
612 Sandrose Court	612 Sandrose Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CORRY STEWART AND ANNA STEWART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blanca G. Murillo Garcia and Roberto Hernandez, 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. 88 on the Final Plat, Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Corry Stewart and Anna Stewart, husband and wife by Warranty Deed from Candice L. Hall recorded 6/18/2018 in Instrument No. 20180618-0058109, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Instrument No. 20060718-0086558, of the Public Records of Davidson County, Tennessee.

Easement(s) in favor of Tennessee Telephone Company recorded in Instrument No. 200008240083643, of the Public Records of Davidson County, Tennessee.

By-Laws of Summerfield Homeowners' Association, Inc. recorded in Book 11648, Page 662 and amended in Instrument No. 20010504-0046261, of the Public Records of Davidson County, Tennessee.

Homeowners Association Charter recorded in Book 11648, Page 660 and amended in Instrument No. 200103260028531, of the Public Records of Davidson County, Tennessee.

Storm Water Detention Agreement in favor of The Metropolitan Government of Nashville and Davidson County, dated 01/04/2000, filed 01/13/2000, recorded in Instrument No. 200001130004777 and in Instrument No. 200001130004777, of the Public Records of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 612 Sandrose Court, Antioch, TN 37013
(House No.) (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 our hands this 18th day of March 2020

Corry Stewart

Anna Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of March 2020, before me personally appeared Corry Stewart and Anna Stewart, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson, County, Tennessee this 18th day of March 2020

Commission Expires: 8/1/22

Notary Public

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Davidson

Personally appeared before me, Seth Dearinger, a notary public for this county and state, Amy Tidwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/09/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY