Karen Johnson Davidson County
Batch# 375834 DEEDWARR
03/23/2020 11:07:23 AM 2 pgs
Fees: $13.00 Taxes: $646.20

20200323-0031360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,650.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: July 3, 2023

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE MARCH 3, 2023 My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Rios Martinez and Venus Salado Pineda, husband and wife	Same as New Owner	
	(NAME)	
213 Chesterton Ct		052-02-0-240.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stephen G. Woods and Johanna M. Woods, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Antonio Rios Martinez and Venus Salado Pineda, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 36 on the Plan of Rainbow Terrace, Section III of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 36 fronts 120 feet on the Westerly side of Randy Road and extends back between lines, 410.3 feet on the Northerly side of 410 feet on the Southerly side, to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Stephen G. Woods and Johanna M. Woods, husband and wife by Warranty deed from Steven G. Hobock, married of record in Instrument No. 20090917-0086773 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304 Randy Road, Madison, TN 37115
(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 hand(s) this 20th day of March, 2020.

Stephen G. Woods

Johanna M. Woods

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen G. Woods and Johanna M. Woods, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072