Karen Johnson Davidson County
Batch# 378343 DEEDWARR
03/27/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20200327-0033234

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Magaly Cruz Ortiz and Alfonso Alfredo Munoz Miranda 418 Alta Loma Road Goodlettsville, TN 37072	First Community 262 Robert Rose Dr Suite 200 Murfreesboro TN 37129	025160-070.00

THIS INDENTURE, made this 25th day of March, 2020 between

Cynthia H. Donegan, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Magaly Cruz Ortiz, unmarried and Alfonso Alfredo Munoz Miranda, unmarried as tenants in common with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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(s) 48, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Plat Book 2133, Pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 48 fronts 132 feet on the easterly side of Alta Loma Road, and extends back between lines 349.6 feet on the southerly side and 343.2 feet on the northerly side to a dead line in the rear measuring 105.1 feet.

Being the same property conveyed to Cynthia H. Donegan by Warranty Deed dated 5/12/2015 from Nellie Ruth Perrigo, by her Attorney in Fact, Elaine Ballou of record in Instrument No. 20150601-0050327, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 418 Alta Loma Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Cynthia H. Donegan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cynthia H. Donegan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $269,900.00.

Affiant

Sworn to and subscribed before me, this 25th day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023



True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

