Karen Johnson Davidson County
Batch# 380071 DEEDWARR
03/31/2020 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200331-0034576

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is ~~$235~~,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2020

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Adrian Gonzalez Del Valle** | New Owners | **05208007800** |
| **1185 Sioux Terrace** | | |
| **Madison, TN 37115** | | |

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 ACKNOWLEDGE, WE,

**Angel E. Culcay and Claudina E. Romero, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Adrian Gonzalez Del Valle**

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. 180, on the Plan of Sequoia Valley, Section 4, which is of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angel E. Culcay and Claudina E. Romero, both unmarried, by Warranty Deed from Rebecca M. Howell, unmarried, dated March 3, 2006, of record in Instrument No. 20060307-0026281, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1185 Sioux Terrace, Madison, TN 37115.

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 in 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.

Angel Culcay Date: 3-30-2020
Angel E. Culcay

Claudina Romero Date: 03-30-2020
Claudina E. Romero

STATE OF TN

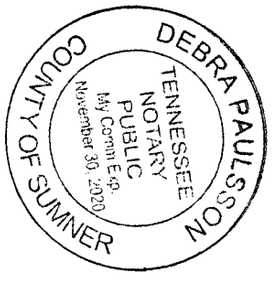
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Angel E. Culcay and Claudina E. Romero, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2020.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020



# True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER