Karen Johnson Davidson County
Batch# 380651 DEEDWARR
04/01/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20200401-0035158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fermin Avila Terrones and Rosa Lidia Dubon Villenueva	First Community Mortgage, Inc.	Parcel ID: 148 14 0 247.00
(NAME) 4837 Gillespie Drive	(NAME) 275 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Rhonda Young Richmond, unmarried,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fermin Avila Terrones and Rosa Lidia Dubon Villenueva, husband and wife**, 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. 93 on the Plan of Haywood Forest, Section 3, of record in Book 5200, Page 245, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary McCullough and Lula McCullough by Warranty Deed from Loretta A. Copeland, unmarried dated October 31, 1985 and recorded November 1, 1985 in Book 6698, Page 492, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary McCullough by Quitclaim Deed from Lula McCullough dated March 9, 2001 and recorded March 12, 2001 in Instrument No. 20010312-0023280, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Young Richmond by Quitclaim Deed from Rhonda Reena Young Richmond, Chad Darren Young, and Russell Gentry Young being all of the heirs at law of Dennis Gentry Young dated April 13, 2015 and recorded May 1, 2015 in Instrument No. 20150501-0039693, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rhonda Young Richmond by Quitclaim Deed from Roger Dale McCullough, being an heir at law of Lula McCullough, deceased dated April 24, 2015 and recorded May 01, 2015 in Instrument No. 20150501-0039694, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4837 Gillespie Drive, Antioch, TN 37013

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 30 day of March, 2020

Rhonda Young Richmond

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rhonda Young Richmond, the 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, this the 30th of March, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)