Karen Johnson Davidson County
Batch# 380841 DEEDWARR
04/02/2020 11:05:34 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20200402-0035432

WARRANTY DEED

STATE OF TN
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Patricia W. Ford
Affiant

CHERYL MCQUAIG STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020.

Cheryl McQuaig
Notary Public

MY COMMISSION EXPIRES: 3-28-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF20-020204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joel Ramirez Perez and Jhoana Miranda Torres	First Community Mortgage, Inc.	
(NAME) 3105 Cedarcliff Circle	(NAME) P.O. Box 29105	150-09-0-153.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Five Thousand And No/100 Dollars ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EVA L. HECKLER, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL RAMIREZ PEREZ AND JHOANA MIRANDA TORRES , 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. 80 on the Plan of Phase I, Forest View Park, Section V of record in Plat Book 6250, Page 203, and amended in Surveyor's Certificate of Correction in Book 6565, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eva L. Heckler, an unmarried woman by Warranty deed from Phillip F. Hood, unmarried of record in Instrument No. 20170914-0093829 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 14, 2017.

unimproved ☐
This is improved ☒ property, known as 3105 Cedarcliff Circle, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Eva L. Heckler, an unmarried woman this 31st day of March 2020.

Eva L. Heckler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of March, 2020, before me personally appeared Eva L. Heckler, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2020.

Jamie Ivey
Notary Public

My Commission Expires: 01-24-23

(SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY