Karen Johnson Davidson County
Batch# 381863 DEEDWARR
04/06/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200406-0036137

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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 THE ~~30TH~~ 1st DAY OF ~~MARCH~~ April, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarisa Irazema Garcia	Deed Owners	150-11-0-205.00
(NAME)	(NAME)	
708 Winter Haven Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert Cording III and Meagan Sudicky and Deborah Ann Hurt and Glenn E Hurt, hereinafter called the GRANTOR(S), has/have** bargained and sold, and by these presents do transfer and convey unto **Clarisa Irazema Garcia and Cenaido Garcia Vazquez, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 324, on the Plan of Final P.U.D Plan, Section Four-A Towne Village of the Country, as shown on Plat of Record in Plan Book 6520, Pages 20 & 21, Register's Office, Davidson County, Reference to which is hereby made for a more complete description

Being the same property conveyed to Robert Cording III and wife, Meagan Sudicky and Deborah Ann Hurt and husband, Glenn E. Hurt, all as joint tenants with rights of survivorship by Quitclaim Deed from Robert Cording III and wife, Meagan Sudicky who Incorrectly Acquired Title as Megan Sudicky and Deborah Ann Hurt and husband, Glenn E. Hurt, all as joint tenants with rights of survivorship, dated 09/21/2016, and Recorded 10/03/2016 of record in Deed Instrument 201610030103890, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 708 Winter Haven Court, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of March, 2020.

Robert Cording III

Meagan Sudicky

Deborah Ann Hurt by Attorney in Fact
Deborah Ann Hurt by Robert Cording III, Attorney in Fact

Glenn E Hurt by Attorney in Fact
Glenn E Hurt by Robert Cording III, Attorney in Fact

State of Tennessee
County of Sumner

On this 30th day of March, 2020, before me, the undersigned Notary Public in and for the County and state, the within named Robert Cording III and Meagan Sudicky, the bargainors, with whom I am personally acquainted or proved to me o the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Witness my hand and Official seal this 30th day of March, 2020.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

On this 30th day of March, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Cording III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Deborah Ann Hurt and Glenn E Hurt, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202004060036135 202004060036136

Witness my hand and Official seal this 30th day of March, 2020.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 675311
Warranty Deed TN

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)

