Karen Johnson Davidson County
Batch# 381867 DEEDWARR
04/06/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200406-0036143

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amador Arreola and Rosa M Meraz	First Community Mortgage, Inc.,	Parcel ID: 182 12 0A 054.00
(NAME) 7336 Smokey Hill Road	(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, **Nancy R. Dawson nka Nancy R Delgado, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amador Arreola and Rosa M Meraz, husband and wife, as joint tenants**, 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:

Located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County. Tennessee being Lot No. 269. Apple Valley Subdivision, a Planned Unit Development, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher G. Dawson, An Unmarried Man, and Nancy E. Rosario, An Unmarried Woman, as Joint Tenants with Rights of Survivorship by Warranty Deed from H & J Builders Inc., a Tennessee Corporation dated May 27, 2005 and recorded June 06, 2005 as Instrument No. 20050606-0064461, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christopher G. Dawson and Nancy R. Dawson, husband and wife by Quitclaim Deed from Christopher G. Dawson and Nancy R. Dawson F/K/A Nancy E. Rosario, husband and wife dated October 07, 2008 and recorded November 24, 2008 as Instrument No. 20081124-0114942, in said Register's Office for Davidson County, Tennessee. *The said Christopher G. Dawson having died on February 22, 2014. The spouse of Nancy R. Dawson nka Nancy R. Delgado was not required to sign this instrument since it was not a marital residence.*

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 7336 Smokey Hill Road, 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 30th day of March, 2020

Nancy R. Delgado by Makeysha Sorensen as Attorney in fact

Nancy R. Dawson nka Nancy R. Delgado
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy R. Dawson nka Nancy R. Delgado, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Nancy R. Dawson nka Nancy R. Delgado, for the purposes therein contained.

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

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY