Karen Johnson Davidson County
Batch# 385048 DEEDWARR
04/14/2020 08:44:30 AM 5 pgs
Fees: $28.00 Taxes: $421.80
20200414-0038656

AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 500088551

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 07511013200

# WARRANTY DEED

THIS INDENTURE made and entered into on this 26th day of March 2020, by and between **Freddy Duarte, unmarried**, a mailing address of 821 Rachels View W, Hermitage, TN 37076 hereinafter referred to as Grantor(s) and **Freddy Duarte, an unmarried man and Dorinda D. Wolentarski, an unmarried woman, as joint tenants with right of survivorship**, a mailing address of 821 Rachels View W, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO AND 00/100 ($0.00) DOLLARS, does this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 821 Rachels View W, Hermitage, TN 37076

Being the same property conveyed to FREDDY DUARTE, UNMARRIED in a Deed from BRETT A. FAIRBRIDGE, MARRIED SHEILA D. OLDHAM DUMAS, MARRIED recorded on 08/28/2007 under Book 20090305, Page 0019651, in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 26 day of March, 2020.

**Freddy Duarte**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Freddy Duate, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 26th day of March, 2020.

Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

## VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **114,000.000** , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant: Freddy Duarte

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of March, 2020

Notary Public
Commission Expires Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Name and address for person(s) responsible for taxes:

**Freddy Duarte**
**Dorinda D. Wolentarski**
821 Rachels View W
Hermitage, TN 37076

Name and address of property owner:

**Freddy Duarte**
**Dorinda D. Wolentarski**
821 Rachels View W
Hermitage, TN 37076

# Exhibit A

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED BOOK 20070828 PAGE 0103155 AND PARCEL # 07511013200, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 54 A ZONE LOT DIVISION-LOTS
49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79 RACHEL'S SQUARE SECTION TWO, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 623-625 AND AMENDED IN PLAT BOOK 6250, PAGE 541, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS:
821 RACHELS VIEW W
HERMITAGE, TN 37076

Parcel ID(s): 07511013200

BEING THE SAME PROPERTY ACQUIRED BY FREDDY DUARTE, UNMARRIED BY DEED OF BRETT A. FAIRBRIDGE, MARRIED SHEILA D. OLDHAM DUMAS, MARRIED , DATED 08/24/2007 AND RECORDED 08/28/2007 IN BOOK 20070828 PAGE 0103155

# True Copy Certification

I, Allyson Kotouch, 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.

Allyson Kotouch
Signature

State of PA

County of Allegheny

Personally, appeared before me, Virginia L.W. Juzwick, a Notary Public for this County and State, Allyson Kotouch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia L W Juzwick
Notary's Signature

My Commission Expires: 8-31-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981