Karen Johnson Davidson County
Batch# 385077 DEEDWARR
04/14/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $828.80
20200414-0038687

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

Subscribed and sworn to before me, this 10 day of April, 2020.

Notary Public
My commission expires: 9-11-22

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
ROBERT ALBOLAY PEREZ 113 AILEEN COURT ANTIOCH, TN 37013	NEW OWNER	149-02-0 011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth E. Richard and Susan R. Richard, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Robert Albolay Perez, a single man,** hereinafter called the Grantees, their successors 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. 10 ON THE PLAN OF COTTAGE HILL, SECTION 1, OF RECORD IN PLAN BOOK 4860, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID NOT NO. 10 FRONTS 48.20 FEET ON THE SOUTHEASTERLY MARGIN OF AILEEN COURT AND EXTENDS BACK 325.88 FEET ON THE NORTHERLY LINE AND 215.51 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 313.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KENNETH E. RICHARD AND SUSAN R. RICHARD BY DEED FROM RICHARD E. FUSSELL, WIDOWER, DATED 09/12/14, OF RECORD IN INSTRUMENT NO. 20141010-0094322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 113 AILEEN COURT, ANTIOCH, TN 37013.

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.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6 day of April, 2020.

Kenneth E Richard
KENNETH E. RICHARD

Susan R. Richard
SUSAN R. RICHARD

STATE OF Colorado
COUNTY OF EL PASO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, KENNETH E. RICHARD AND SUSAN R. RICHARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in EL PASO, COLORADO (CITY/STATE), this 6th day of April, 2020.

Notary Public

My Commission expires: 01/30/23

LERAE J. WAGNER (SEAL)
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954001535
MY COMMISSION EXPIRES JANUARY 30, 2023

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM