Karen Johnson Davidson County
Batch# 385094 DEEDWARR
04/14/2020 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200414-0038705

WARRANTY DEED

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 11-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Sanchez Heather Sanchez	Dwilleen Wms	098050A04400CO
(NAME) 6121 Hampton Hall Way	(NAME) 1060 Woodward Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Linda McNeal and Lonnie McNeal, joint tenants,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sergio Sanchez and Heather Sanchez, 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:

BEING Lot No. 157 on the Plan of Hampton Hall, Section 1, a Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 290 and 291, 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.

Being the same property conveyed to Linda McNeal and Lonnie McNeal, joint tenants by deed from Dan Gregory and wife, Sally Gregory, dated 6-26-09 of record in Instrument #200906300060761, Register's Office for said County.

Being the same property conveyed to Linda McNeal and Lonnie McNeal, joint tenants by deed from Ryan Lewis and Ashlee Lewis, husband and wife, dated 9-30-16 of record in Instrument #201610040104586, Register's Office for said County.

This is improved ☑ property, known as 6121 Hampton Hall Way, Hermitage, TN 37076
(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 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 9th day of April, 2020.

Linda McNeal

Lonnie McNeal

State of Tennessee
County of Davidson

Personally appeared before me Linda McNeal and Lonnie McNeal, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2020.

Notary Public Judy Reed
My Commission Expires: 11.20.24

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1789

True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022