Karen Johnson Davidson County
Batch# 386559 DEEDWARR
04/16/2020 10:14:45 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20200416-0039803

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Lindsay W. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2020.

Notary Public
MY COMMISSION EXPIRES: 11/24/21
File No. G20-8510

Return To
TRI STAR TITLE & ESCROW, LLC
1536 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

SHERI L. MAGGARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amnon Shreibman	Newowner	150-171
(NAME)	(NAME)	
PO Box 177		
(STREET ADDRESS)	(STREET ADDRESS)	
Lavergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jose Juan Lombera, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amnon Shreibman**, 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:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, April 10, 1969, as follows:

Beginning on the southerly margin of Mt. View Road at the northwest corner of the property conveyed to H. L. Hamilton, of record in Book 3932, page 490, Register's Office for said County; thence south 14° 42' east 403.7 feet; thence south 87° 11' east 394 feet; thence south 3° 00' east 475 feet; thence north 44° 28' west 648 feet; thence north 26° 25' west 394.4 feet to the southerly margin of Mt. View Road; thence with the same north 57° 30' east 130.5 feet to the beginning, containing 3.13 acres, more or less.

Being the same property conveyed to Jose Juan Lombera by Deed dated June 20, 2016 from Marie Bass, Executrix of the Estate of Mary Etta Hickey, recorded June 22, 2016, in Instrument Number 20160622-0063339, Register's Office of Davidson County, Tennessee. Maria Del Rozio joins in this conveyance for the purpose of conveying any interest she may have in said proeprty, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6324 Mount View 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. Whenever 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/our hand(s) this 27th day of March, 2020.

Jose Juan Lombera

Maria Del Rozio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2020, before me personally appeared Jose Juan Lombera and Maria Del Rozio to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 27th day of March, 2020.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066