Karen Johnson Davidson County
Batch# 387789 DEEDWARR
04/17/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20200417-0040695

NEW OWNER:

JOHN FRENCH and Rebeca French
2545 HESSEY PASS
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
UNITED WHOLESALE MORTGAGE
585 South Blvd E.
Pontiac, MI 48341

Map & Parcel 110030A09700

THIS INSTRUMENT PREPARED BY and Return TO:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0546

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighteen Thousand and 00/100 Dollars ($418,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALFREDO GURROLA, III and wife, LESLIE M. GURROLA** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN FRENCH and REBECA FRENCH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 97 on the Plan of Final Plat, Phase 3, Lakeside Meadows, as shown on the plat of the same of record in Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ALFREDO GURROLA, III and wife, LESLIE M. GURROLA by Warranty Deed from Frank Batson Homes, Inc., dated June 16, 2016, and of record in Instrument No. 20160617-0061769, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2545 HESSEY PASS, MOUNT JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20150406-0029421, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of April, 2020.

ALFREDO GURROLA, III

LESLIE M. GURROLA

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALFREDO GURROLA, III and LESLIE M. GURROLA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2020.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$418,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2020.

NOTARY PUBLIC

My commission expires: 07/09/2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

Notary Seal (if on paper)