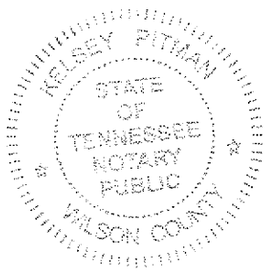
WARRANTY DEED



(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of April, 2020.

Kelsey Pitman
NOTARY PUBLIC

My commission expires: 09/22/2020

Karen Johnson Davidson County
Batch# 389529 DEEDWARR
04/22/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20200422-0042067

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1034 GAMBOA

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecilia Luna Gamboa	NEW OWNER	
(NAME)	(NAME)	
6007 Cortez Ct		086-02-0-040.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Sylvia Lewis, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecilia Luna Gamboa, single woman**, 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 Davidson County, Tennessee, More particularity described as follows:

Being Lot No. 84 on the Plan of Dodson Heights Subdivision, of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 84 fronts 65.0 feet on the northerly side of Cortez Court and extends back between lines, 126.8 feet on the westerly line and 133.7 feet on the easterly line to a dead line in the rear, measuring 65.4 feet thereon.

Being the same property conveyed to James Jay Lewis by Warranty deed from James L. Vincent and wife, Lorraine D. Vincent of record in Book 6612, page 6, Register's Office for Davidson County, Tennessee, dated July 19, 1985 and recorded on July 22, 1985.

James Jay Lewis having since married Sylvia Lewis and James Jay Lewis having since died November 6, 2019 intestate leaving Sylvia Lewis as surviving tenant by the entirety. Affidavit of Heirship dated March 24, 2020 of record in Instrument No 202004220042066, Register's Office for Davidson County, Tennessee.

DESIGNATED as Tax ID: 086-02-0-040.00

This is
unimproved ☐
improved ☒ property known as 6007 Cortez Ct, 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 my hand this the 17th day of April, 2020.

Sylvia Lewis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Sylvia Lewis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 17th day of April, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 09/22/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kristi McCoy, 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 Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy 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: 09/22/2020

