This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 390879 DEEDWARR
04/23/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20200423-0042866

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 246,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st day of April, 2020.

Notary Public
My Commission expires:

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
J GASPAR SANCHEZ PAZ
AND MARIA ELENA HERRERA BARAJAS
6745 Ascot Dr.,
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 151090A24700 CO

WARRANTY DEED
20NT00617

Effective the 21st day of April, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOANN FERGUSON AND CHARLES A. FERGUSON, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

J GASPAR SANCHEZ PAZ AND MARIA ELENA HERRERA BARAJAS, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 247, on the Final Plat of Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JoAnn Ferguson and Charles A. Ferguson, husband and wife, by Warranty Deed from NVR, Inc., dated 05/24/2004 and recorded 06/07/2004 as Document No. 05/07/2004, Register's Office for Davidson County, TN.

This is an improved property commonly known as 6745 Ascot Dr., 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 21st day of April, 2020

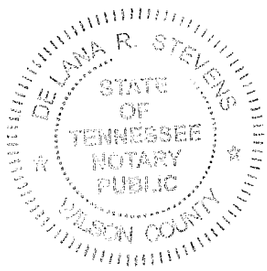
JOANN FERGUSON

CHARLES A. FERGUSON

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOANN FERGUSON AND CHARLES A. FERGUSON,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21st day of April, 2020.

Notary Public
My commission expires: 1/31/2021



Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021