Karen Johnson Davidson County
Batch# 391089 DEEDWARR
04/24/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200424-0043146

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Yosmaikel Bernal Benitez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 20 20

D. Paulsson
Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yosmaikel Bernal Benitez	SEND TAX BILLS TO: Yosmaikel Bernal Benitez	MAP-PARCEL NUMBERS
(NAME) 1016 Cheyenne Blvd	(NAME) 1016 Cheyenne Blvd	04316014600
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, **Elliott Rushing**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yosmaikel Bernal Benitez, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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, being all of Lot No. 5, Section I, Revised, Arrowhead Estates, according to survey and plat of same appearing in Plat Book 4955, Page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

FOR INFORMATION PURPOSES ONLY: 1016 Cheyenne Blvd., Madison, TN 37115

Being the same property conveyed to Elliott Rushing by virtue of that certain Warranty Deed dated November 14, 2019, and being of record at Instrument No. 20191118-0118658, in the amount of $55,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Stephen Martin Johnson et ux, Patricia Marie Martin by virtue of Warranty Deed dated June 15, 1977 at Book 5161, Page 491 in the said Register's Office. Stephen Martin Johnson having since died on or about November 20, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Plat Book 4955, Page 27, Book 5154, Page 59, and Book 4955, Page 27, as recorded in the said Register's Office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1016 Cheyenne Blvd Madison, TN 37115
(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 22nd day of April, 2020.

Witness my hand this 22nd day of April, 2020.

Elliott Rushing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elliott Rushing**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

