Karen Johnson Davidson County
Batch# 392641 DEEDWARR
04/28/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20200428-0044104

WARRANTY DEED

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Lori Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 2.19.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elsa Marine Uscanga Manriquez Jose Alberto Larios Martinez	Tower Community Bank	15011021400
(NAME)	(NAME)	
3512 Seasons Drive	4564 Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jasper, TN 37347	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Whitworth Real Estate LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elsa Marine Uscanga Manriquez and Jose Alberto Larios Martinez,** wife and husband, 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, being Lot Number 334 on the Plan of Section 4-A, Towne Village of the Country, of record in Plat Book 6250, pages 20 and 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive legal description

Being the same property conveyed to Whitworth Real Estate, LLC, by deed of record in Instrument No. 20200110-0003567 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3512 Seasons Drive, Antioch, TN 37013
(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/our hands this 24th day of April, 2020.

Whitworth Real Estate, LLC

By: _____
Kirk Whitworth, MEMBER

State of Tennessee
County of Rutherford

Before me, the undersigned a Notary Public in and for the state of County aforesaid, personally appeared Kirk Whitworth with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of Whitworth Real Estate LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of Whitworth Real Estate, LLC by himself as MEMBER

WITNESS my hand and seal this 24th day of April, 2020.

_____
Notary Public
My Commission Expires: 1-24-22

File No.: 14684

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY