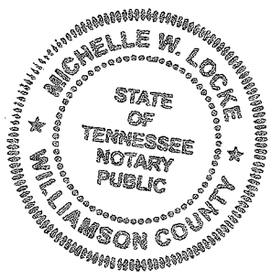
Karen Johnson Davidson County
Batch# 392737 DEEDWARR
04/28/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20200428-0044266



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2020

Notary Public

My commission expires:
9/29/21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aracely Hernandez	First National Bank of Amer.	16203022900
4909 Algonquin Trail	P.O. Box 30112	
Antioch, TN 37013	East Lansing, MI 48826-7612	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kim Witamyer and Jason Witamyer, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jael Aracely Gonzalez Hernandez, 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, being Lot No. 2 on the Plan of Haywood Hills, Section One, of record in Plat Book 4460, Page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim Witamyer and Jason Witamyer, wife and husband, by Warranty Deed from Jake E. Hand, the legal heir of Jack E. Hand, dated November 10, 2016, of record in Instrument No. 20161117-0121218, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4909 Algonquin Trail, 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; 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 in 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.

_____ Date: 4/23/20
Kim Witamyer

_____ Date: 23/Apr/20
Jason Witamyer

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kim Witamyer and Jason Witamyer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

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

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)