Karen Johnson Davidson County
Batch# 392894 DEEDWARR
04/29/2020 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $614.20
20200429-0044479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-03870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gilbert R. Barrera (NAME)	Mortgage Investors Group (NAME)	
619 Hickory Glade Court (ADDRESS)	8320 East Walker Springs Ln Ste 200 (ADDRESS)	162-01-0C-051.00-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Six Thousand And No/100 Dollars ($166,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TRACY D. PORTER, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILBERT R. BARRERA, AN UNMARRIED MAN**, 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 Unit No. 51 on the Site Plan of Phase 2, Hickory Glade, a Planned Unit Development of record in Plat Book 6250, Pages 888 and 889, revised in Plat Book 6900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy D. Porter, unmarried by Warranty deed from Volker F. Siekiersky, unmarried, of record in Instrument No. 20140611-0050895 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 11, 2014.

unimproved ☐
This is improved ☒ property, known as 619 Hickory Glade Court, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Tracy D. Porter this 23 day of April, 2020

Tracy D. Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of April, 2020, before me personally appeared Tracy D. Porter to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23 day of April, 2020

Commission Expires: 8-4-20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022