Karen Johnson Davidson County
Batch# 395806 DEEDWARR
05/05/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20200505-0046882

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200300093

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 1-24-22

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayra Cristina Anguiano Zavala 5404 Reagan Run Antioch, TN 37013	SWBC 9311 San Pedro #100 San Antonio TX 78216	162-16-OD-040.00 CO

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 ACKNOWLEDGED, WE,

Gloria J. Hodges and R. Christopher Cothron, as Trustees of the Jean Cothron Trust

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

Mayra Cristina Anguiano Zavala and Jesus H Avendano Barrera, Husband and Wife

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. 47, "Section Two, Honey Brook Subdivision", as of record in Plat Book 7900, Page 297, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Gloria J. Hodges and R. Christopher Cothron, as Trustees of the Jean Cothron Trust, by Quitclaim Deed to Trustee from Wilma Jean Cothron, a widow, dated 7/26/2010 and recorded 7/30/2010 in Instrument Number 20100730-0059839; and the same property previously conveyed to Raymond Eugene Cothron and wife, Wilma Jean Cothron by Warranty Deed from Barry Construction Company, dated 10/12/1992 and recorded 10/15/1992 in Book 8757, Page 405, Register's Office for Davidson County, Tennessee. The said Raymond Eugene Cothron is reported to have since died on January 17, 2008, leaving the property vested solely in Wilma Jean Cothron.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5404 Reagan Run, 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 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 our hands this 30th day of April, 2020.

Jean Cothron Trust

By: Gloria J Hodges
Gloria J. Hodges, Trustee

By: R. Christopher Cothron
R. Christopher Cothron, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Gloria J. Hodges and R. Christopher Cothron with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of the Jean Cothron Trust the within named bargainor, and Trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Gloria J. Hodges and R. Christopher Cothron as such Trutees.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April, 2020.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

