Karen Johnson Davidson County
Batch# 395845 DEEDWARR
05/05/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20200505-0046934

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Pedro Duran and Josefa Isabel Quijano 509 Dutchmans Drive Hermitage, TN 37076	SWBC 9311 San Pedro #100 San Antonio TX 78216	075-07-0-138.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Katherine A. Arrington and Matthew S. Arrington, wife and husband**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Pedro ~~Duran~~ E. Duran and Josefa Isabel Quijano, ~~husband and wife~~**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: *both unmarried

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot 104 fronts 85.0 feet along the Westerly margin of Dutchmans Drive and extends back 186.23 feet on the Northerly line and 181.00 feet on the Southerly line to a broken line in the rear on which it has a total measurement of 85.53 feet.

BEING the same property conveyed to Katherine A. Arrington and Matthew S. Arrington, wife and husband, by Warranty Deed from Josie Boyter and John Boyter, wife and husband, dated 6/28/2015 and recorded 7/20/2015 in Instrument No. 20150720-0070578, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Plat Book 4675, Page 140, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 509 Dutchmans Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 hand(s) this the 30th day of April, 2020.

Katherine A. Arrington

Matthew S. Arrington

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Katherine A. Arrington and Matthew S. Arrington, the bargainor(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 and official seal, this 30th day of April, 2020.

Commission Expires:
9/20/21

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY