WARRANTY DEED

Karen Johnson Davidson County
Batch# 396876 DEEDWARR
05/07/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200507-0047601

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Antonio Rodriguez Herrera
AFFIANT

Subscribed and sworn to before me this the 4th day of May, 2020.

NOTARY PUBLIC

My commission expires:
3/25/2023

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY *(AFFIX SEAL)*

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1090 HERRERA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Rodriquez Herrera	New Owner	
(NAME)	(NAME)	
169 Suzanne Dr		162-02-0-018.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Bonnie H. Webb, widowed**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Rodriquez Herrera and Silvia Rodriguez, 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. 45on the Plan of Colewood Acres, Section I, as od record in Book 3700, Page 59, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the southerly side of Suzanne Drive and runs back 145 feet on the westerly side and 146.7 feet on the easterly side to a dead line measuring 80.02 feet thereon.

Being the same property conveyed to Wallace Wrather Webb and wife, Bonnie H. Webb by Warranty deed from O.W. Cooper, Jr., and wife, Helen B. Cooper of record in Book 4151, page 78, Register's Office for Davidson County, Tennessee, dated June 30, 1967 and recorded on July 11, 1967.

Wallace Wrather Webb having died, leaving Bonnie H. Webb as surviving tenant by the entirety.

DESIGNATED as Tax ID: 162-02-0-018.00

This is
unimproved ☐
improved ☒ property known as 169 Suzanne Dr, 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.

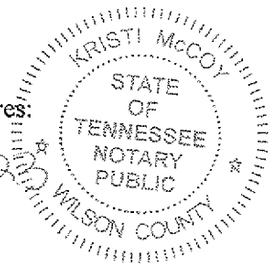
Witness my hand this the 4th day of May, 2020.

Bonnie H. Webb

Bonnie H. Webb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Bonnie H. Webb**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 4th day of May, 2020.



Kristi McCoy

Notary Public

My Commission Expires:
3/25/2023

True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/22/2020

