Karen Johnson Davidson County
Batch# 404102 DEEDWARR
05/21/2020 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70
20200521-0052796

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julia Casares	LoanDepot.com, LLC	Parcel ID: 075 08 0 075.00
(NAME) 664 Atlanta Drive	(NAME) 26642 Towne Centre Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Euzilene Ferraz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia Casares**, 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. 364, on the Plan of Tulip Grove, Section 6, as shown on plat of record in Plat Book 4460, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edimar R. DaSilva and wife, Euzilene Ferraz, by Warranty Deed from The Don Bass Family Partnership, LP, dated October 7, 2013, of record in Instrument No. 20131009-0106164, the Register's Office of Davidson County, Tennessee. The said Edimar R. DaSilva having since died on July 13, 2018, leaving Euzilene Ferraz as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 664 Atlanta 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 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 15 day of May, 2020.

Euzilene Ferraz

Euzilene Ferraz

STATE OF TENNESSEE

COUNTY OF Davidson.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Euzilene Ferraz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2020.

Shannon ONeill

Notary Public

My Commission Expires: 11/3/2020

(SEAL)

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

Warranty Deed

State of Tennessee
County of Williamson

MTJ-2005116BSO

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY