Karen Johnson Davidson County
Batch# 413405 DEEDWARR
06/11/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20200611-0059703

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2320
Parcel ID: 134-09-0-032

Property Address:
3524 Donna Kay Drive, Nashville, TN 37211

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:

3524 Donna Kay Dr.
Nashville, TN 37211

Address of New Owner:

Same as above

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **SHELIA A. TIDWELL, a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CUPERTINO GONZALEZ SERNA, and LORENA ALVARADO DEALMONTE, as joint tenants,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Greenwood Hills, Section Three, Resubdivision of Lots 125 and 126, as of record in Book 8250, Page 724, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED is a tract of land quitclaimed in Book 10446, Page 88, said Register's Office for a more particular description of said tract.

Being the same property conveyed to SHELIA A. TIDWELL, by Deed dated July 26, 2007 from WALLICIA M. PERDUE and PELE MCDANIELS, recorded August 2, 2007, in Instrument Number 20070802-0091834, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3524 Donna Kay Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 33 and Plat Book 8250, page 724, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Richard Tidwell, husband of Shelia A. Tidwell, joins in this conveyance to relinquish and right, title or interest he may have in said property by virtue of his marriage to Shelia A. Tidwell.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29 day of May, 2020.

Shelia A Tidwell by Stephanie Glenn her attorney in fact

SHELIA A. TIDWELL by STEPHANIE GLENN, her Attorney-In-Fact, of record in Book 202006110059702, page_____, ROWC, TN.

Richard Tidwell by Stephanie Glenn his attorney in fact

RICHARD TIDWELL by STEPHANIE GLENN, her Attorney-In-Fact, of record in Book_____, page_____, ROWC, TN.

202006110059701

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 29th day of May, 2020, before me personally appeared **STEPHANIE GLENN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SHELIA A. TIDWELL AND RICHARD TIDWELL,** and who acknowledged that she executed the same as the free act and deed of **SHELIA A. TIDWELL AND RICHARD TIDWELL** .

WITNESS my hand and official seal at Franklin, Tennessee, this 29 day of May, 2020.

My Commission Expires:
7/1/23

Sandy McCollum
Notary Public

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $239,900.00.

Affiant

SWORN TO and subscribed before me on this 29 day of May, 2020.

Notary Public

My Commission Expires:
5.22.22

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

