This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-7324

Karen Johnson Davidson County
Batch# 415140 DEEDWARR
06/15/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200615-0061454

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My Commission Expires: 11.8.21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elsie Judith Patino Teran and Victor Perdomo Sanchez 255 A Cedarview Drive Antioch, TN 37013	New owner	162 13 0 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Wayne Hiter, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elsie Judith Patino Teran and Victor Perdomo Sanchez, wife and husband**, hereinafter called the Grantee(s), his/her/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. 4 on the plan of Section Two-D, Monte Carlo, of record in Book 4955, Page 87, Register's Office for said County.

Said Lot No. 4, which is a corner lot, fronts 79.77 feet on the Easterly margin of Cedarview Drive and fronts 105.0 feet on the Southerly margin of an unnamed street, said frontages being joined by a curve having a length of 36.77 feet, and extends back 140.01 feet on the Easterly line and 149.60 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Michael Wayne Hiter, now a single person, by Quitclaim Deed from Janice Marie Ashburn Hiter, now a single person, of record in Instrument No. Instrument No. 20150519-0045988, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015 and recorded on May 19, 2015.

This is ☒ improved or ☐ unimproved property located at: **255 A Cedarview Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2020.

GRANTOR:

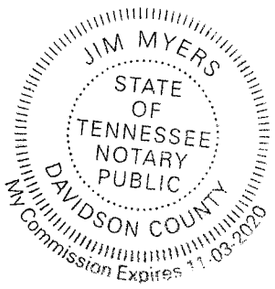
Michael Wayne Hiter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Wayne Hiter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2020.

Notary Public
My Commission expires: 11/3/2020



202006150061454

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212