Karen Johnson Davidson County
Batch# 416444 DEEDWARR
06/16/2020 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200616-0062451

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF June, 20 20

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Patricia Annette Lay and John Nick Lay	SEND TAX BILLS TO: New owners at Property	MAP-PARCEL NUMBERS
(NAME) 404 Shoreline Circle	(NAME) Address	165050A03600CO
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, WE, **Cesar W. Alvarenga and Yanira J. Garcia De Alvarenga, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Lay, unmarried woman, and John Nick Lay, unmarried man ,** HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 36, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cesar W. Alvarenga and Yainira J. Garcia De Alvarenga by virtue of that certain Warranty Deed dated April 27, 2017, and being of record at Instrument No. 20170503-0043633, in the amount of $137,000.00 in the Register's Office of Davidson County, Tennessee.

Yanira J. Garcia De Alvarenga is one and the same and also known as Yainira J. Garcia De Alvarenga.

Being the same property previously conveyed to CMH Parks, Inc. by virtue of Deed dated June 16, 2000 at Instrument No. 200006150059555 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20020624-0075604, Instrument No. 20000615-0059555, 20010417-0037237 and 20051103-0133346, Instrument No. 20050811-0095166, Book 3917, Page 967, Book 7239, Page 809, Instrument No. 20020913-0111662, 20031210-0177420 and 20060203-0013756, Instrument No. 20010221-0016129, Instrument No. 20150903-0089893, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 404 Shoreline Cir 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 5 day of June, 2020.

CESAR. W. ALVARENGA

Cesar W. Alvarenga

Yainira J. Garcia de Alvarenga aka

Yainira J. Garcia De Alvarenga, also known as Yanira J. Garcia De Alvarenga

Yanira J Garcia de Alvarenga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cesar W. Alvarenga and Yainira J. Garcia De Alvarenga, also known as Yanira J. Garcia De Alvarenga,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of June, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21