Karen Johnson Davidson County
Batch# 419628 DEEDWARR
06/19/2020 07:02:30 AM 3 pgs
Fees: $18.00 Taxes: $99.90
20200619-0064860

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-5342-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adrianna Flores Hernandez and	Adrianna Flores Hernandez and	021-00-0-272.00
(NAME)	(NAME)	
3762 Pin Hook Drive	3762 Pin Hook Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Twenty-Seven Thousand And No/100 Dollars ($27,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JULIA C. GIFFORD AND YVONNE A. BURKHARDT, THE HEIRS-AT-LAW OF LEROY WATSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIANNA FLORES HERNANDEZ,** 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:

Lot No. 108 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leroy Watson by Warranty Deed from Dorothy A. Watson recorded 5/28/1976 in Book 5029, Page 983, Register's Office of Davidson County, Tennessee. The said Leroy Watson having since died on February 27, 2012, leaving the said property to Julia C. Gifford and Yvonne A. Burkhardt, his heirs-at-law.

unimproved ☒
This is improved ☐ property, known as 114 Sandhurst Drive, Madison, TN 37115
(House No.) (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 hands this 11th day of June 2020

Julia C. Gifford
Julia C. Gifford

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of June 2020, before me personally appeared Julia C. Gifford, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of June 2020

Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Witness my hands this 11th day of June 2020

Yvonne A. Burkhardt

STATE OF Texas
COUNTY OF Denton

On this 11th day of June 2020, before me personally appeared Yvonne A. Burkhardt, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Denton County, ~~Tennessee~~ Texas this 11th day of June, 2020

Commission Expires: 8/27/2020

Notary Public

BRENDA GUIDEN
Notary ID #129101390
My Commission Expires
August 27, 2020

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY