Karen Johnson Davidson County
Batch# 423142 DEEDWARR
06/22/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200622-0066879

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My commission expires: 03-17-2

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

13-2005-133696

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lissett Alonso Martinez 4756 Bowfield Drive Antioch TN 37013	Same as New Owner	149-13-0-055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Glenda P. Fetherling, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lissett Alonso Martinez, a single woman, and Maykel Arguelles Cruz, a single man, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors 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. 46, on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hershel J. Fetherling and wife, Glenda P. Fetherling by deed from O. W. Cooper and wife, Helen B. Cooper, dated June 26, 1969, recorded July 3, 1969, of record in Book 4317, Page 449, Register's Office for Davidson County, Tennessee. The said Hershel J. Fetherling having since died on June 1, 2019, leaving Glenda P. Fetherling as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4756 Bowfield Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of June, 2020.

Glenda P. Fetherling

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Glenda P. Fetherling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 19th day of June, 2020.

State of Tennessee at Large

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3/17/2024