Karen Johnson Davidson County
Batch# 423260 DEEDWARR
06/22/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20200622-0067045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant Lori Patterson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-03933

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martin Arellano Santoyo and Roberta Alvarez Lara	First National Bank of America	
(NAME) 911 Richards Road	(NAME) 241 E. Saginaw St.	148-12-0-008.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirteen Thousand And No/100 Dollars ($213,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANA H. CORBITT AND NICHOLAS E. CORBITT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN ARELLANO SANTOYO AND ROBERTA ALVAREZ LARA ,HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lori Heights of record in Plat Book 3106, Page 123, amended in Book 3770, at page 560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dana H. Corbitt and Nicholas E. Corbitt, wife and husband by Warranty deed from Danny L. Howard and wife, Gloria H. Howard of record in Instrument No. 20170824-0087184 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 24, 2017.

unimproved ☐
This is improved ☒ property, known as 911 Richards Road, Antioch, TN 37013
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dana H. Corbitt and Nicholas E. Corbitt, wife and husband this 19 day of JUNE, 2020.

Dana H. Corbitt

Dana H. Corbitt

Nicholas E. Corbitt

Nicholas E. Corbitt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Thomas Vorholt II, a Notary Public for the of and State of , do hereby certify that Dana H. Corbitt and Nicholas E. Corbitt, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public

My Commission Expires: 8-4-20

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jessica Monteith, a notary public for this county and state, Lori Patterson, 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: 02/19/2024

