Karen Johnson Davidson County
Batch# 423450 DEEDWARR
06/23/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200623-0067308

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-279

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tito Dominguez and Nanci Alva De Dominguez	Same As Owner	173 00 0 141.00
(NAME)	(NAME)	
6334 Hills Chapel Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janice Dale Walpole, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Tito Dominguez and Nanci Alva De Dominguez, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, beginning at a point on the northerly margin of Harbor Road, said point being the most Southeasterly corner of the William N. Kelly, et al property, recorded in Book 4222, Page 1, R.O.D.C. Thence North 12° 0' West 210.0 ft. to a point; thence North 88° 15' 35" West 85 ft. to a point; thence North 20° 36' 40" West 353.49 ft. to a point. Said point being the P.L. and J.E. Jones property. Thence South 85° 36' 50" East 325.0 ft. along the Jones property line to a point; thence in a Southern direction South 17° 23' 05" East with the Westerly boundary line of W.R. Edwards, et ux property 459.31 ft. to the North margin of Harbor Road; thence along the North ROW of Harbor Road in a Westerly direction to the point of beginning 217.16 ft., containing 3.00 acres more or less.

Being the same property conveyed to Ellis O. Walpole and wife, Janice Dale Walpole, by Installment Deed from William A. Hodges and wife, Janie Hamer Hodges of record in Book 5428, Page 775, in the Register's Office of Davidson County, Tennessee, dated April 30, 1979 and recorded on May 1, 1979. The said Ellis O. Walpole died on October 2, 2018 while married to Janice Dale Walpole, leaving Janice Dale Walpole as surviving tenant by the entirety.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (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) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 6334 Hills Chapel Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22nd day of June, 2020.

GRANTOR:

Janice Dale Walpole

Janice Dale Walpole

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Janice Dale Walpole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22nd day of June, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 8 day of April, 2020, personally appeared before me, Tiffphany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022