Karen Johnson Davidson County
Batch# 425470 DEEDWARR
06/24/2020 01:20:30 PM 2 pgs
Fees: $13.00 Taxes: $739.63
20200624-0068238

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $199,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of June, 2020.

NOTARY PUBLIC

My commission expires:

PATRICIA D. CAVITT NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N Mt. Juliet Road
Mt Juliet TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Armando Alexei Mas Echandi and Beatriz Perdomo Rodriguez (NAME)	Everett Financial Inc. DBA Supreme Lending (NAME)	04306018900
308 Becklea Drive (ADDRESS)	3325 Aspen Grove Dr. Ste 204 (ADDRESS)	
Madison, TN 37115	Franklin TN 37067	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Pamela A. Fortner, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Armando Alexei Mas Echandi and Beatriz Perdomo Rodriguez, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 61 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 61 fronts 83.04 feet on the easterly side of Becklea Drive and extends back between lines, 174.0 feet on the northerly side and 141.1 feet on the southerly side, to a dead line in the rear, measuring 74.0 feet thereon.

Being the same property conveyed to Willie C. Fortner and wife, Sara F Fortner by deed from Dugger Developments, Inc, of record in Book 3879, page 253, said Register's Office. Willie C. Fortner having predeceased Sara F. Fortner. Sara F. Fortner having died and under Item III of the Last Will and Testament of Sara F Fortner, deceased, of record in Probate File 03P1284, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Pamela A. Fortner and Robert W. Fortner Robert W. Fortner and wife, Ann W. Fortner having conveyed their interest to Pamela A Fortner by deed recorded in Instrument Number 20031006-0147659, said Register's Office.

This property is __unimproved _X_improved property known as 308 Becklea Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of June, 2020

Pamela A. Fortner

STATE OF Louisiana
COUNTY OF Orleans

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela A. Fortner, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June 2020.

Notary Public
My Commission Expires: at death

SUSAN GILLELAND
Notary Public
Notary ID No. 155359
Plaquemines Parish, Louisiana

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122