Karen Johnson Davidson County
Batch# 428662 DEEDWARR
06/30/2020 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20200630-0070895

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm. Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yosvany R. Garcia Gomez and Yenisey Puentes Carpio, Husband and Wife	New Owner (NAME)	
138 Cedarwood Ln (ADDRESS)	(ADDRESS)	043-02-0A-138-00
Madison, TN 37115-2768 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carolyn G. Kirby and Charlene Phillips Joint tenants with right of survivorship,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yosvany R. Garcia Gomez and Yenisey Puentes Carpio, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 138, Building J, on the Plan of Cedarwood Courtyard Homes, as shown on Plat of record in Plat Book 5200, Pages 60-61 as clarified by Clarification of Plat of record in Book 5497, Page 800, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Carolyn G. Kirby, a single woman by Warranty deed from Deanie L. Gregory, an unmarried woman of record in Instrument No. 20130819-0086714 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn G. Kirby, unmarried, and Charlene Phillips by Quitclaim deed from Carolyn G. Kirby, unmarried of record in Instrument No. 20160901-0092261 Register's Office for Davidson County, Tennessee,

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 138 Cedarwood Ln, Madison, TN 37115-2768
(House Number) (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/our hand(s) this 26th day of June, 2020.

WARRANTY DEED
(Continued)

Carolyn G. Kirby

Charlene Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn G. Kirby and Charlene Phillips Joint tenants with right of survivorship,, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

