This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 429989 DEEDWARR
07/02/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200702-0071694

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 285,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24TH day of JUNE, 2020.

Notary Public
My Commission expires: 2/27/2021

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Jaime Murrillo Godinez
1677 Comanche Run, Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 053140A07800C0

WARRANTY DEED
20NT01408

Effective the 24TH day of JUNE, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Miguel J. Murillo and Erica Patricia Godinez Ramirez, husband and wife

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Jaime Murrillo Godinez

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 89 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument #20050707-0078328, 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 Miguel J. Murillo, married, by Warranty Deed from NVR, Inc., dated 12/29/2005 and recorded 01/04/2006 as Instrument No. 20060104-0001047, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1677 Comanche Run, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES,

their heirs and assigns, against all 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 the 24TH day of JUNE, 2020

Miguel J. Murillo

Erica Patricia Godinez Ramirez

State of TENNESSEE
County of

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Miguel J. Murillo and Erica Patricia Godinez Ramirez,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24TH day of JUNE, 2020.

Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021