WARRANTY DEED

Karen Johnson Davidson County
Batch# 430170 DEEDWARR
07/02/2020 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200702-0071944

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Roman Moreno and Vania Desiree Romero Ortega	New Owner	
(NAME)	(NAME)	
106 Chadds Court		64-11-A 6 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FLOYD REPASS AND GAIL REPASS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESUS ROMAN MORENO AND VANIA DESIREE ROMERO ORTEGA,** 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. 6 on the Plan of Caleb Chase, a Planned Unit Development, of record in plat Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Floyd Repass and Gail Repass, husband and wife, by Quitclaim Deed from Floyd Repass, married, of record in Instrument No. 20151015-0104961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 106 Chadds Court, Hermitage, TN 37076
(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 hand this 30th day of June, 2020

Floyd Repass by Kevin D. Montgomery, attorney in fact

FLOYD REPASS

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Gail Repass by Kevin D. Montgomery, attorney in fact

GAIL REPASS

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Floyd Repass by, Dylan Potter, Attorney in fact

FLOYD REPASS

BY: DYLAN POTTER, ATTORNEY IN FACT

Gail Repass by, Dylan Potter, Attorney in fact

GAIL REPASS

BY: DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2020, before me personally appeared Kevin D. Montgomery and Dylan Potter, to me known to be the persons who executed the foregoing instrument on behalf of Floyd Repass and Gail Repass and acknowledged that they executed the same as the free act and deed of Floyd Repass and Gail Repass.

Witness my hand and official seal this 30th day of June, 2020.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

Kathy Snider

Notary Public

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