Karen Johnson Davidson County
Batch# 431183 DEEDWARR
07/06/2020 01:21:33 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200706-0072386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title. LLC, 278 Franklin Road, Ste 190, Brentwood, TN 37027
file # 20-7223N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luis Mora and Maria Mora	new owner	005-00-0-014.02
8121 Ridgewood Rd		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTOPHER D. SIMMONS AND WIFE, CONNIE SIMMONS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUIS MORA AND WIFE, MARIA MORA

HEREINAFTER CALLED THE GRANTEE(S), 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 more particularly described as follows:

Beginning at a point on the Southwesterly margin of Ridgewood Drive at the Northwest corner of the property conveyed to A.W. Fisher and wife, by deed from Georgia A. Colebrook, of record in Book 3574, Page 272, RODCT; thence with said Fisher's Western boundary line Southwestwardly 300 feet, more or less, to said Fisher's Southwest corner, and continuing in the same direction Southwardly 17 feet; thence Southeastwardly 290 feet, thence South 52 degrees 30 minutes West 163 feet; thence Southeastwardly 319 feet; thence South 3 degrees West 840 feet; thence North 88 degrees West 220 feet to a point in Sulpher Fork Creek; thence with the meanders of said Creek North 54 degrees West 180 feet, North 24 degrees West 480 feet, North 6 degrees 445 feet, North 58 degrees East 172 feet, and North 12 degrees 20 minutes West 640 feet to the center of Ridgewood Drive; thence with same North 87 degrees East 321 feet, and Northeastwardly 178 feet; thence Southwardly 25 feet, more or less, to the beginning.

Being the same property conveyed to Christopher D. Simmons and wife, Connie Simmons by Warranty deed from Leo T. Sumatra of record in Instrument No. 20160107-0001562 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 07, 2016. (Value of consideration shown in aforementioned deed $64,000.00.) Being also known as 8121 Ridgewood Rd Goodlettsville, Tennessee 37072.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8121 Ridgewood Rd, Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of June, 2020.

Christopher D. Simmons

Connie Simmons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER D. SIMMONS AND CONNIE SIMMONS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

File #: 20-7223N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027