Karen Johnson Davidson County
Batch# 434681 DEEDWARR
07/10/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200710-0075276

Name and Address of New Owner:
Ofelia Carrillo Vega
409 Janette Court
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 03413020600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sue Evelyn Sanders, widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ofelia Carrillo Vega, unmaried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot. No, 23 on the Plan of Gateway, Section 2, of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 51.9 feet on the southeasterly side or Jeanette Court and extends back 134.1 feet on the northeasterly line and 165.9 feet on the southwesterly line to a broken rear line on which it measures 214.6 feet.

Being the same property conveyed to William Glen Sanders and wife, Sue Evelyn Sanders by Warranty Deed from Murphree Realty Company dated June 30th 1969 and recorded June 30th 1969 of record in Book 4346, Page 240 in the Register's Office for Davidson County, Tennessee. William Glen Sanders died on 10/08/2019 leaving Sue Evlyn Sanders the surviving tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 409 Janette Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of July, 2020.

Sue Evelyn Sanders (SEAL)
Sue Evelyn Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2020, before me personally appeared Sue Evelyn Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of July, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My commission expires: 11.8.2021
File No. 20-1123

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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