WARRANTY DEED

Karen Johnson Davidson County
Batch# 436610 DEEDWARR
07/13/2020 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200713-0076330

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.22.22
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rodrigo Llamas Barajas	Tower Community Mortgage Bank	Parcel ID: 150 07 0 433.00
(NAME)	(NAME)	
3404 Daisy Trail	7271 Nolensville Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carissa F. Wilkstrom n/k/a Carissa Fay Parker and Carissa F. Parker, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rodrigo Llamas Barajas and Norma Veronica Llamas Barajas, husband and wife**, 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. 285 on the Plan of Section Seven-A, "The Country", as of record in Plat Book 6250, Page 308, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carissa F. Wikstrom, an unmarried woman by Warranty Deed from Vicki L. Wathen, unmarried of record in Instrument No. 20121105-0101379, in the Register's Office of Davidson County, Tennessee, dated October 31, 2012 and recorded on November 05, 2012. Carissa F. Wilkstrom, Carissa Fay Parker and Carissa F. Parker are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3404 Daisy Trail, Antioch, TN 37013

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 our hands this 8TH day of July, 2020

CFP ~~Carissa F. Wilkstrom~~
Carissa F Pinkus

STATE OF WASHINGTON

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Carissa F. Wilkstrom,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

State of WA County of King
Subscribed and sworn before me on July 8, 2020 (Date)
(Notary Signature)

CAMERON J WOLF
COMMISSION EXPIRES
NOTARY PUBLIC
09-18-2021
STATE OF WASHINGTON

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)

