WARRANTY DEED

Karen Johnson Davidson County
Batch# 439396 DEEDWARR
07/17/2020 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $880.23
20200717-0078606

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Villy Iglesias Pinera and Yaquelin Victores Lazo	New Owner	Parcel ID: 052 05 0B 008.00
(NAME)	(NAME)	
528 Rothwood Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Ronnie Greer, Jr. , a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Villy Iglesias Pinera and Yaquelin Victores Lazo, 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. 5 on the Plan of Pharris Place Subdivision, Phase Three, as shown by plat of record in Instrument Number 20060324-0033840 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0068300, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ronnie Greer, Jr., unmarried, by Warranty Deed from Danny Roark DBA Danny Roark Custom Built Homes, of record in Instrument No. 20070419-0046839, in the Register's Office of Davidson County, Tennessee, dated April 5, 2007 and recorded on April 19, 2007.

Further, being the same property conveyed to Ronnie Greer, Jr. a married man, by Quitclaim Deed from Ronnie Greer, Jr., now married to Taquita Greer, of record in Instrument No. 20200110-0003573, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on January 10, 2020.

Taquita Greer, spouse of Ronnie Greer, Jr. joins in the execution of this instreument for the purpose of conveying her marital interest, if any, to said property.

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 528 Rothwood Ave., 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 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 10 day of July, 2020

X _____
Ronnie Greer, Jr.

X _____
Taquita Greer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ronnie Greer, Jr. and Taquita Greer, husband and wife, 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 13th of July, 2020.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

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)

