This instrument prepared by:
Homefront Title, LLC d/b/a
Midtown Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-20-7689

Karen Johnson Davidson County
Batch# 442299 DEEDWARR
07/22/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20200722-0080448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $344,900.00.

Affiant

JULIET L MAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 14th day of July, 2020.

Notary Public
My Commission Expires: 10/22/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria Gutierrez 305 Rachels Meadow Court Nashville, TN 37076	SecurityNational Mortgage Company 5300 South 360 West Suite 150 Murray, UT 84123	087 01 0B 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erin Manning NKA Erin Hagerty and Judge Hagerty, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maria Gutierrez, a married woman**, hereinafter called the Grantee(s), his/her/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. 12, on the Revised Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin Manning and Judge Hagerty, wife and husband, by Warranty Deed from Ethan Shirey and wife, Cheryl Mabry Shirey, of record in Instrument No. 20170928-0099400, in the Register's Office of Davidson County, Tennessee, dated September 15, 2017 and recorded on September 28, 2017.

This is ☒ improved or ☐ unimproved property located at: **305 Rachels Meadow Court, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2020.

GRANTOR:

Paul Judge Hagerty

Erin Hagerty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Judge Hagerty and Erin Hagerty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires:
5/2/22

202007220080448

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

