Karen Johnson Davidson County
Batch# 442360 DEEDWARR
07/22/2020 12:59:30 PM 6 pgs
Fees: $33.00 Taxes: $1,032.30
20200722-0080540

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Laura Montague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-050998

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justine A. Avila	New owner	
(NAME)	(NAME)	
3207 Southlake Drive		133-03-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-NINE THOUSAND AND NO/100 DOLLARS ($279,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENDYL PERKINS, AN UNMARRIED WOMAN, AND STEPHEN M. WOMACK, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTINE A. AVILA, SINGLE WOMAN, 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. 15 on the Plan of Section One, Southlake of record in Plat Book 2083, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendyl Perkins, an unmarried woman and Stephen M. Womack, an unmarried man by Warranty deed from Penuflor Lontoc, III and Cathy Lontoc, sole heirs at law of Penuflor Lontoc, Jr, AKA John M. Lontoc, Jr. of record in Instrument No. 20170519-0049846 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 19, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3207 Southlake Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 17th day of July, 2020

Kendyl Perkins

Stephen M. Womack

STATE OF TENN
COUNTY OF Williamson

On this the 17th day of July, 2020, before me personally appeared Stephen M. Womack, an unmarried man, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2020.

Notary Public

My Commission Expires: ~~July 5, 2020~~ July 5, 2021

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CHERYL BUCKINGHAM-MIMMS COUNTY OF DAVIDSON

STATE OF TENN
COUNTY OF Williamson

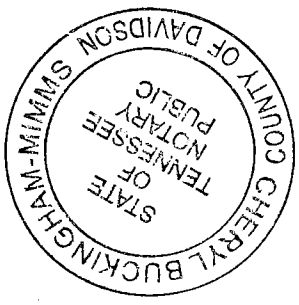
On this the 17th day of July, 2020, before me personally appeared Kendyl Perkins, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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Witness my/our hand(s) this the 17th day of July, 2020

Kendyl Perkins

Stephen M. Womack

STATE OF
COUNTY OF

On this the 17th day of July, 2020, before me personally appeared Stephen M. Womack, an unmarried man, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Florida
COUNTY OF Pinellas

On this the 17th day of July, 2020, before me personally appeared Kendyl Perkins, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2020.

Notary Public Georgette Rasmussen

My Commission Expires: 10/25/21

(SEAL)

GEORGETTE RASMUSSEN
MY COMMISSION # GG 154852
EXPIRES: October 25, 2021
Bonded Thru Notary Public Underwriters

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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