Karen Johnson Davidson County
Batch# 444620 DEEDWARR
07/28/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200728-0082433

WARRANTY DEED

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

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

File No.: HTF20-061328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christina Gomez	Nations Reliable Lending, LLC	
(NAME)	(NAME)	
820 Post Oak Drive	4400 Post Oak Parkway, Suite 1000	164-16-0A-128.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SERGIO ROMO AND VERONICA ROMO ZERMENO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINA GOMEZ, MARRIED, 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. 141 on the Plan of Section Five, Meadow Woods of record in Plat at Instrument No. 20010605-0058130, 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 Sergio Romo and Veronica Romo Zermeno, husband and wife as tenants by the entireties by Quitclaim deed from Sergio Romo Barrientos n/k/a Sergio Romo, married who acquired title as unmarried and who is married to Veronica Romo Zermeno and Oscar Romo Barrientos, unmarried of record in Instrument No. 20170427-0041412 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 27, 2017.

Veronica Romo Zermeno is one and the same as Veronica Romo.

THIS CONVEYANCE IS MADE SUBJECT 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 820 Post Oak Drive, Antioch, TN 37013
(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 24th day of July, 2020

Sergio Romo

Veronica Romo Zermeno

STATE OF TN
COUNTY OF Williamson

On this 24 day of July 2020, before me personally appeared Sergio Romo and Veronica Romo Zermeno to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of July, 2020.

Commission Expires: 6/24/23

Notary Public

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

