Karen Johnson Davidson County
Batch# 449649 DEEDWARR
08/04/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200804-0086335

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jose R. Ferreira
137 Colemont Drive
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 14814027400

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SHAWN DUNN, a single person**, has this day bargained and sold and does hereby transfer and convey unto, **JOSE R. FERREIRA AND OSCAR MENDEZ,** as tenants in common their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot No. 12, on the plan of Colewood Acres. Section 5, according to plat and survey appearing of record in Plat Book 5200, page 303, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shawn Dunn, a single person, by deed from Renovation Properties, LLC, a Limited Liability Company, dated May 23, 2016, appearing of record in Instrument No. 20160525-0052343, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 5710, page 137 and amended in Book 5725, page 540; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 303; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOSE R. FERREIRA AND OSCAR MENDEZ,** as tenants in common their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of July, 2020.

SHAWN DUNN

STATE OF Florida)
)
COUNTY OF Escambia)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SHAWN DUNN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Escambia County, FL, this the 30th day of July, 2020.

SHERYL KENNEDY
Notary Public – State of Florida
Commission # GG 175671
My Comm. Expires May 5, 2022
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires: 05/05/2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 31st day of July, 2020.

SHERYL KENNEDY
Notary Public – State of Florida
Commission # GG 175671
My Comm. Expires May 5, 2022
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires: 05/05/2022

True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-27-21

Notary Seal

