Karen Johnson Davidson County
Batch# 450192 DEEDWARR
08/05/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200805-0086498

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1900

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2020

Notary Public

Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pedro Martinez 540 Moncrief Avenue Goodlettsville, TN 37072	~~NEW OWNER~~ Quicken 1050 Woodward Ave Detroit MI 48226	018-15-0-005.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cynthia Lynne Poteet Smith Alsalieby, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pedro Martinez, unmarried

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. 1 on the Plan of Final Plat resubdivision of Lot 1 and 2 of Poteet Subdivision of record in Plat at Instrument No. 20060310-0028004, which amended Plat Book 9700, Page 498, 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 part of the same property conveyed to John W. Poteet and wife, Cora G. Poteet by Deed from Don Edward Moore and wife, Thelma Dudney Moore in Book 4596, Page 727, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to John W. Poteet and wife, Cora G. Poteet by Warranty deed from Lee J. Vecchione and wife Theora S. Vecchione of record in Book 5281, page 447 Register's Office for Davidson County , Tennessee, dated April 29, 1978 and recorded on May 04, 1978. (Value or consideration as shown in aforementioned deed $200.00.)

Being part of the same property conveyed to John W. Poteet and wife, Cora G. Poteet by Deed from William L. Vecchione and wife, Judy P. Vecchione of record in Book 6171, Page 361, recorded April 27, 1972 in the Register's Office of Davidson County, Tennessee.

Cora G. Poteet having since died.

Being the same property conveyed to John W. Poteet, unmarried and Cynthia Lynne Poteet Smith Alsalieby, married, joint tenants with right of survivorship by Quitclaim deed from John W. Poteet, unmarried of record in Instrument No. 20190306-0020593 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 06, 2019 and Corrective Quitclaim Deed Recorded in March 27, 2019 in Instrument No. 20190327-0027673.

John Poteet having since died on July 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 540 Moncrief Avenue, Goodlettsville, TN 37072

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

Dated this the 30th day of July, 2020.

Cynthia Lynne Poteet Smith Alsalieby

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Lynne Poteet Smith Alsalieby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

CHELSEA ELISE GNANN
Notary Public - State of Florida
Commission # HH 003359
My Comm. Expires May 31, 2024

True Copy Certification

I, Trudy Milliken. 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY