Karen Johnson Davidson County
Batch# 454058 DEEDWARR
08/11/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20200811-0089167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020 COUNTY OF SUMNER DEBRA PAULSSON

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020070149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cesar Alvarado Alvarado and ARACELY GARCIA GARCIA	New Owners c/o First Community Mortgage, Inc	
(NAME) 717 Coggin Pass	(NAME) 262 Robert Rose Drive Suite 200	052-12-0-041.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEITH L FRIERSON, SR AND wife, JENNIFER R FRIERON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CESAR ALVARADO ALVARADO AND ARACELY GARCIA GARCIA, HUSBAND AND WIFE**, 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. 19, as shown on the map entitled the Plan of Marlin Meadows, Section 2, of record in Plat Book 1835, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KEVIN L. FRIERSON, SR. AND JENNIFER ROSS-FRIERSON, HUSBAND AND WIFE, by deed from THELMA K. LOWRANCE, A WIDOW, of record in Instrument No. 20150311-0020989, dated March 6, 2015, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 717 Coggin Pass, Madison, TN 37115
(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.

Executed by our hands this 6th day of August 2020.

Keith L Frierson, Sr.

Jennifer R Frieron

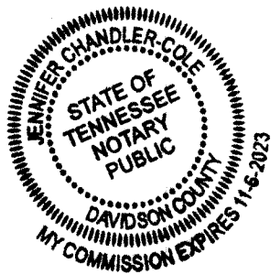
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Keith L. Frierson, Sr. and Jennifer R. Frieron 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 in Davidson County, Tennessee this 6TH day of August 2020

Notary Public

My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

