Karen Johnson Davidson County
Batch# 458524 DEEDWARR
08/17/2020 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20200817-0092223

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 14th day of August, 2020.

Notary Public
My commission expires: 11-24-22

05-2005-67732

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eleazar Gomez Cruz 635 Heritage Drive Madison TN 37115	Franklin Realty 122 Columbia Ave Franklin, TN 37064	042-011-0-098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredericka Ferrell, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose A. Cruz Carapia, Unmarried Man and J Eleazar Cruz Gomez,Unmarried Man**, hereinafter called the Grantees, their successors 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. 10, on the Plan of Section Two, Heritage Village, of record in Book 4460, Page 160, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patsy R. Duke and Fredericka Ferrell, both unmarried by deed from Joe Ted Coleman, Jr. and wife, Donna Lynn Coleman, dated June 17, 1986, recorded June 19, 1986, of record in Book 6892, Page 456, Register's Office for Davidson County, Tennessee. The said Patsy R. Duke died unmarried and testate on March 14, 2019. The Last Will and Testament of Patsy R. Duke was admitted to probate by order of the Seventh Circuit Court of Davidson County, Tennessee, entered July 11, 2019, in Docket No. 19P1082. Said Order appointed Fredericka Ferrell as Executrix of the Estate and Letters Testamentary were issued to her.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 635 Heritage Drive, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Fredericka Ferrell, in her capacity as Executrix of the Estate of Patsy R. Duke, deceased, joins the execution of this instrument for the purpose of quitclaiming and conveying such as the Estate may have, if any, in the subject property.

WITNESS my hand this 14th day of August, 2020.

Fredericka Ferrell

Fredericka Ferrell, Executrix of the Estate of Patsy R. Duke, deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fredericka Ferrell as individual and as Executrix of the Estate of Patsy R. Duke, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Lebanon, TN, this 14th day of August, 2020.

Notary Public

My Commission expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022