WARRANTY DEED

Karen Johnson Davidson County
Batch# 458536 DEEDWARR
08/17/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200817-0092238

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arcelia Butron Lara	SWBC Mortgage Corp.	
(NAME)	(NAME)	
2413 Ponderosa Way	9311 San Pedro #100	149 06 0 014.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JANET DEE MARTIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARCELIA BUTRON LARA, SINGLE,** HEREINAFTER CALLED THE GRANTEE, HER 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. 39 on the Plan of Pebble Creek Subdivision Section Three, of record in Plat Book 5210, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William R. Noll and Janet D. Noll, by Special Warranty Deed from Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States of record in Book 5937, Page 100, in the Register's Office of Davidson County, Tennessee, dated August 31, 1982 and recorded on September 14, 1982.

Being the same property conveyed to Janet D. Noll, now a single person, by Quitclaim Deed from William R. Noll, now a single person, of record in Book 9308, Page 100, in the Register's Office of Davidson County, Tennessee, dated April 05, 1994 and recorded on April 11, 1994. The said William R. Noll and Janet D. Noll having since been divorced by Final Decree of Divorce on the 23rd day March, 1994, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93D-3751. Janet D. Noll has since married and is now known as Janet Dee Martin.

Thomas Gene Martin joins in executing this deed to convey any marital interest he may have.

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

unimproved _
This is improved x property, known as 2413 Ponderosa Way, Antioch, TN 37013
(House Number) (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 hand this 14 day of August, 2020

x Janet Dee Martin

JANET DEE MARTIN

x Thomas Gene Martin

THOMAS GENE MARTIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Dee Martin and Thomas Gene Martin, the bargainors, 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 14th day of August, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

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)

