WARRANTY DEED

Karen Johnson Davidson County
Batch# 461071 DEEDWARR
08/20/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20200820-0094131

W-SB-EXP-20-292

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Summer

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/21/23 (AFFIX SEAL)

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose F. Flores-Rios and Aracelli Ramirez Herrerra	**First Community Mortgage, Inc.**	
(NAME) **292 Bart Drive**	(NAME) **262 Robert Rose Drive, Suite 200**	**162-03-0-122.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CELIA JOYCE DUKE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE F. FLORES-RIOS AND ARACELLI RAMIREZ HERRERRA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being in the 5th Civil District, being lot No. 392 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for said County, Described as follows:

Beginning at a point at the northwesterly margin of Bart Drive, common corner of Lots Nos. 392 and 393; thence with the line between said two lots northwesterly 161.8 feet; thence North 76 degrees 12 minutes East 144.54 feet; thence southerly 60.00 feet and 46.8 feet; thence around a curve southwesterly 37.42 feet to a point in the northwesterly margin of Bart Drive; thence with said margin southwesterly 89.00 feet to the point of beginning.

Being the same property conveyed to Celia Joyce Duke by Quitclaim Deed from Michael Eugene Duke of record in Instrument No. 20030520-0068603, Register's Office for Davidson County, Tennessee, dated May 16, 2003 and recorded on May 20, 2003.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4562, Page 949, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **292 Bart Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF AUGUST, 2020.

Celia Joyce Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELIA JOYCE DUKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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)

