Karen Johnson Davidson County
Batch# 465814 DEEDWARR
08/28/2020 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $815.85
20200828-0097779

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,500.00 Affiant Subscribed and sworn to before me, this 26th day of August 2020. Notary Public My commission expires: 08/28/2021 (Affix Seal)

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jasiel M. Martinez Garcia 4653 Long Br Antioch, TN 37013	Wells Fargo Bank, N.A. P.O. Box 100515 Florence, SC 29502-0515	148-08-0-216.00

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, WE, **ALFREDO GARCIA MUNGUIA, UNMARRIED AND DOMITILA SANCHEZ, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASIEL M. MARTINEZ GARCIA, UNMARRIED WOMAN**, 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:

Being Lot No. 30 on the Plan of Terragon Trails, Section Nine of record in Plat Book 5200, Page 85, 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 the same property conveyed to Alfredo Garcia Munguia, unmarried, Domitila Sanchez, unmarried, joint tenants with right survivorship by Warranty deed from Luis A. Del Mazo, Jr. and wife, Ashlee R. del Mazo, and Luis M. Del Mazo, Sr. and wife, Cathy G. Clark of record in Instrument No. 20011009-0109605 Register's Office for Davidson County, Tennessee, dated September 21, 2001 and recorded on October 09, 2001.

Being also known as 4653 Long Branch, Antioch, Tennessee 37013.

This conveyance is subject to the following: 1) Property taxes for the year 2020, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day August 2020.

Alfredo Munguia

Domitila Sanchez

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alfredo Munguia and Domitila Sanchez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August 2020

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 06/28/2021

True Copy Certification

I, Becky H Mead, 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 RUTHERFORD

Personally appeared before me, Kellie H Moss a notary public for this county and state, [name of person making certification] 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: 8-22-2021

Notary' Seal

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY