Karen Johnson Davidson County
Batch# 466243 DEEDWARR
08/28/2020 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20200828-0097864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Yvonne Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2020.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert Benedict Sanchez De Guzman and Ma Charmaine Daphne Ulob Yonzon 816 Bloomdale Trace Hermitage, TN 37076	Fairway Independent Mortgage Corporation 300 Constitution Ave, Ste 203 Portsmouth, NH 03801	086-12-0A-067.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JEFFREY A. BREWER AND ELIZABETH M. BREWER, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT BENEDICT SANCHEZ DE GUZMAN AND MA CHARMAINE DAPHNE ULOB YONZON, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67, as shown on the map entitled Section Three, Tulip Grove Pointe, of record as Instrument No. 20140328-0025675, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY A. BREWER AND ELIZABETH M. BREWER, HUSBAND AND WIFE, by deed from WRIGHT FARMS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150916-0094098, dated September 11, 2015, said Register's Office.

This improved property is known as 816 Bloomdale Trace, Hermitage, TN 37076.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31 day of July, 2020.

Jeffrey A. Brewer

Elizabeth M. Brewer

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffrey A. Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of July, 2020.

Notary Public

My commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

State of TN)
County of Dixon)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elizabeth M. Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of July, 2020.

Notary Public

My commission expires: 3-4-21

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

True Copy Certification

I, Yvonne Hall, do hereby make oath that I am 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

