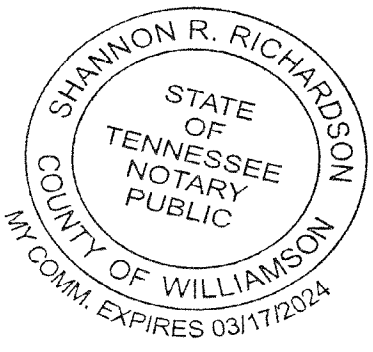
Karen Johnson Davidson County
Batch# 466707 DEEDWARR
08/31/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20200831-0098405



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00.**

Affiant

Subscribed and sworn to before me, this 28th day of August, 2020.

Notary Public

My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon R. Estrada Montufar and Maria G. Avila Torres	New owner	**181-03-0A-017.00-CO**
5905 Tee Pee Trace		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donnie G. Fergus, Executor of The Estate of Dorothy H. Swang

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon R. Estrada Montufar, an unmarried man, and Maria G. Avila Torres, an unmarried woman, as joint tenants, with rights of survivorship

(hereinafter called the "Grantee"), his 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. 17 on the Plan of Section One, Indian Creek Estates of record in Plat Book 9700, Page 556 and 557, 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 Axel W. Swang and Dorothy H. Swang, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20030725-0104072 Register's Office for Davidson County, Tennessee, dated July 22, 2003 and recorded on July 25, 2003.
Axel W. Swang having died on 1/18/2013, leaving Dorothy H. Swang sole surviving tenant by the entirety and Dorothy H. Swang having died on 5/27/2020.
*** Title is vested in the Executor, per Article II (B) of the Will of Dorothy H. Swang, Probate Case No. 20P1069, Davidson County, Tennessee.***

This is improved property known as **5905 Tee Pee Trace, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2020.

The Estate of Dorothy H. Swang

By: Donnie G. Fergus, Executor
Donnie G. Fergus, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, **Donnie G. Fergus, Executor of The Estate of Dorothy H. Swang,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor of The Estate of Dorothy H. Swang,** the within bargainor, and that he as Executor, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2020

Lisa K R Wagner
Notary Public

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: Sept. 20, 2020

SolomonParks File No. 20-000338-529

SP 11/2015

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021