Karen Johnson Davidson County
Batch# 468568 DEEDWARR
09/02/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20200902-0099970

WARRANTY DEED

State of Tennessee
County of ~~Sumner~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020

Notary Public

M.C. COMMISSION EXPIRES: 6/19/2023

(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 6-19-2023

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruben Torres-Fuentes	SWBC Mortgage	026 06 0 001.00
(NAME)	(NAME)	
102 Habersham Ct.	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Henry L. Conger and Vicki J. Conger, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ruben Torres-Fuentes, an unmarried man,** hereinafter called the GRANTEES, their 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. 1 on the Plan of Resubdivision of Windsor Green, Phase I – Section I, as shown on plat of record in Plat Book 6250, Page 374, as amended in Book 6526, Page 183, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Henry L. Conger and Vicky J. Conger, husband and wife, by Warranty Deed from Ruth Annette Yearout, an unmarried woman, dated December 4, 2018 and recorded December 6, 2018 in Instrument No. 20181206-0118953, in the Register's Office of Davidson County, Tennessee.
Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 102 Habersham Ct., Goodlettsville, TN 37072

(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/our hands this 1st day of September, 2020.

Henry L. Conger by Matthew Tyler Conger
Henry L. Conger
By: Matthew Tyler Conger, his Attorney-in-Fact

Vicki J. Conger by Matthew Tyler Conger
Vicki J. Conger
By: Matthew Tyler Conger, her Attorney-in-Fact

Matthew Tyler Conger executed this instrument on behalf of Henry L. Conger and Vicki J. Conger pursuant to Powers of Attorney recorded simultaneously herewith in the Register's Office, Davidson County, Tennessee.

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 Matthew Tyler Conger with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Henry L. Conger as his Attorney in Fact as the free act and deed of the within named Mathew Tyler Conger.

WITNESS my hand and seal this 1st day of September, 2020.

Jennifer A Hoffman
Notary Public Jennifer A. Hoffman
My Commission Expires: 6/19/2023

JENNIFER A HOEFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

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 Matthew Tyler Conger with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Vicki J. Conger as her Attorney in Fact as the free act and deed of the within named Mathew Tyler Conger.

Witness my hand and seal this 1st day of September, 2020.

Jennifer A Hoffman
Notary Public
My Commission expires: 6/19/2023
File No.: 20202373

JENNIFER A HOEFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer R Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

