RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014179

Karen Johnson Davidson County
Batch# 468922 DEEDWARR
09/02/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200902-0100047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmanuel A. Zurita Peralta and Matilde Ramirez Reyes 3105 Windsor Green Drive Antioch, TN 37013	Same address as new owner	150-04-0-027.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CGB ENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMMANUEL A. ZURITA PERALTA AND MATILDE RAMIREZ REYES, HUSBAND AND WIFE.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 526, as shown on the map entitled The Plan of Section One-B, Kensington of Priest Lake, of record in Book 6250, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CGB ENT, LLC, a Tennessee limited liability company from Ronald W. Sharer, an unmarried man and Felecia R. Sparkman, an unmarried woman, by Warranty Deed dated 03/18/2020 and recorded 04/16/2020 in Instrument No. 20200416-0040109, Register's Office of said County.

Being the same property previously conveyed to Ronald W. Sharer, unmarried, and Felecia R. Sparkman and husband, Roger L. Sparkman, Jr., as tenants in common with right of survivorship, from Darrell W. Merryman, unmarried, and Jennifer P. Wright, unmarried, by Warranty Deed dated June 3, 2015 and recorded June 4, 2015 in Instrument #20150604-0052234, Register's Office for Davidson County, Tennessee.

The said Felecia R. Sparkman and husband, Roger L. Sparkman, Jr. having since divorced and by that Final Decree of Divorce and Marital Dissolution Agreement of record as Docket No. 19D1995, on 2/19/2020 in the Third Circuit Court of Davidson County, Tennessee, Roger L. Sparkman, Jr. is divested of all his interest in and to said property, and vesting sole interest in Felecia R. Sparkman as owner of fee simple title.

The address of the herein described property is believed to be 3105 Windsor Green Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2020.

CGB ENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Shawn Harnett
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Shawn P. Harnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Member of CGB ENT, LLC, a Tennessee limited liability company the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 28th day of August, 2020.

DAVID P WEBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/16/22

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

