Karen Johnson Davidson County
Batch# 473956 DEEDWARR
09/11/2020 12:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20200911-0103991

# WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-07761

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Saul Flores Basilio and Isabel Carranza Mejia | First Community Mtg | |
| (NAME) | (NAME) | |
| 1004 Shire Drive | 262 Robert Rose Dr | 174-01-0A-048.00-CO |
| (ADDRESS) | (ADDRESS) #200 | |
| Antioch, TN 37013 | Murfreesboro, TN 37127 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Three Thousand And No/100 Dollars ($273,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMILY M. SMITS AND LEIGH E CASEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAUL FLORES BASILIO AND ISABEL CARRANZA MEJIA, HUSBAND AND WIFE**, 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. Fifty (50) on the Plan of First Amendment of Rivendell Woods Phase One - Section One of record in Plat and survey at Instrument No. 20070329-0037618, 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 Emily M. Smits, a married woman by Warranty deed from Clement Aluyi, married of record in Instrument No. 20161019-0110339 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 19, 2016.

unimproved ☐
This is improved ☒ property, known as 1004 Shire Drive, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Emily M. Smits and Leigh Edward Casey, wife and husband this 9th day of SEPT. 2020

Emily M. Smits
Emily M. Smits

Leigh E Casey
Leigh E Casey

STATE OF TENNESSEE

COUNTY OF

I, Dana Loggins, a Notary Public for the of and State of , do hereby certify that Emily M. Smits and Leigh Edward Casey, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~10th~~ 9th of September, 2020.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

## Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY