Karen Johnson Davidson County
Batch# 478276 DEEDWARR
09/18/2020 09:15:30 AM 2 pgs
Fees: $13.00 Taxes: $884.30
20200918-0107014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-8-22

(AFFIX SEAL)

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kyssares Molina		Parcel ID: 150 09 0A 135.00
(NAME)	(NAME)	
3612 Roundwood Forest Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Johnitta F. Bland-Walker and husband, Earnest Walker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyssaris Molina Santos and Milton J. Moreno Zavala, Wife and Husband, and Marco T Molina Bonilla, a married man, as tenants in common**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 297 on the Plan of Forest View Park, Section IX of record in Plat Book 8250, Page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

And also being the same property conveyed to Anita Lester, Trustee By Trustee's Quitclaim Deed from Johnitta Bland-Walker f/k/a Johnitta Bland McCathern, and further conveyed to Johnitta F. Bland-Walker and husband, Earnest Walker from Anita Lester, Trustee dated August 09, 2013 recorded August 15, 2013, of record as Instrument No. 20130815-0085866 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3612 Roundwood Forest Drive, Antioch, TN 37013

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 our hands this 9 day of Sept., 2020

Johnitta F. Bland-Walker

Johnitta F. Bland-Walker

Earnest Walker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Johnitta F. Bland-Walker and husband, Earnest Walker, the 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, this the 9 of September, 2020.

Notary Public

My Commission Expires: 9-14-23

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public Signature

My Commission Expires: 3-8-2021

Notary Seal (if on paper)

DIANA LOWDON
NOTARY PUBLIC
DAVIDSON COUNTY