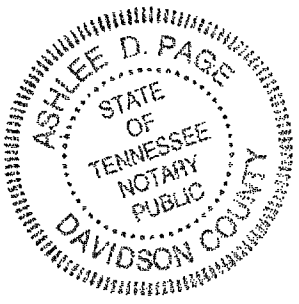
Karen Johnson Davidson County
Batch# 478400 DEEDWARR
09/18/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20200918-0107167



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2020.

Notary Public

My commission expires: 11/08/2022 11/08/2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Israel A Sanchez Barahona and Marta Escobar De Sanchez	New owners at	173-01-0-163.00
545 Cedarmont Drive	Property address	
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,

Marnie Lynn Chapman Taylor, Executor of the Estate of Gail E. Chapman, Jr.

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

Israel A. Sanchez Barahona, an unmarried man and Marta Escobar De Sanchez, a married woman

(hereinafter called the "Grantee"), their 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. 44 on the Plan of Monte Carlo, Section 2-B of record in Plat Book 5050, Page 99, 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 Gale H. Chapman, Jr., unmarried by Warranty deed from Jeffrey L. Haley and wife, Janice L. Haley of record in Book 9351, page 971, Register's Office for Davidson County, Tennessee.

The said Gale H. Chapman, Jr. having since died April 30, 2017 and by his Last Will and Testament of record as Docket No. 17P-1041 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Marnie Lynn Chapman Taylor, Executor of the Estate of Gale H. Chapman, Jr. having been authorized to sell, transfer and convey the subject property without join of any beneficiary or approval of the said Court.

SP 11/2015

This is improved property known as **545 Cedarmont Drive, 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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 17th day of September, 2020.

The Estate of Gale Huntington Chapman, Jr.

BY: _____ Executor

Marnie Lynn Chapman Taylor, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marnie Lynn Chapman Taylor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of The Estate of Gale Huntington Chapman, Jr and that as Executor she is authorized to execute the within instrument as Executor and further acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 17th day of September, 2020.

_____
Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SP 11/2015

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21