Karen Johnson Davidson County
Batch# 483782 DEEDWARR
09/25/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $603.10
20200925-0110734

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07-09-2022

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Garcia and wife Dalila Fabiola Magana Torres	Fernando Garcia (NAME)	
708 Park Dr. (ADDRESS)	708 Park Dr. (ADDRESS)	033-12-0-115-00
Goodlettsville, TN 37072-2749 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Leanne Brooks and Donald Stubblefield, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fernando Garcia and wife Dalila Fabiola Magana Torres, hereinafter called the Grantees, their heirs and assigns, that 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. 17 on the Plan of Gateway Section 1, of record in Plat Book 3300, Pages 39 and 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 79.7 feet on the northerly side of Janette Avenue and extends back 211.8 feet on the easterly line and 168.1 feet on the westerly line, to a dead line in the rear on which it measures 76.3 feet

Being the same property conveyed to Donald R. Stubblefield and Wife Joyce I. Stubblefield by Warranty deed from John S. Satty, Sr., and Wife, Lillian F. Satty of record in Book 5306, page 637, Register's Office for Davidson County, Tennessee. Donald R. Stubblefield subsequently quitclaimed his interest to Joyce I. Stubblefield by an instrument of record as Instrument No. 20131104-0114259 Register's Office for Davidson County, Tennessee. Joyce I. Stubblefield subsequently died intestate on 6/23/2016, survived by her husband Donald R. Stubblefield and her children Donald Stubblefield, Jr. and Leanne Brooks, her sole heirs. Donald Stubblefield, Sr., a widower, being the same person as Donald R. Stubblefield, subsequently quitclaimed his interest to Leanne Brooks and Donald Stubblefield, Jr. by an instrument of record in Instrument No. 20170130-0009700, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 438 Janette Avenue, Goodlettsville, TN 37072-2749
(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 hand(s) this 25th day of September, 2020.

WARRANTY DEED
(Continued)

Leanne Brooks
Leanne Brooks

Donald Stubblefield Jr by Leanne Brooks
Donald Stubblefield, Jr., by
Leanne Brooks, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that LEANNE BROOKS, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee :
County of Davidson

On this 25TH day of September, 2020, before me, a Notary Public, in and for said County and State, personally appeared Leanne Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald Stubblefield, Jr. and acknowledged that such persons executed the same as the free act and deed of the said Donald Stubblefield, Jr.

Witness my hand and official seal, this the 25th day of September, 2020.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

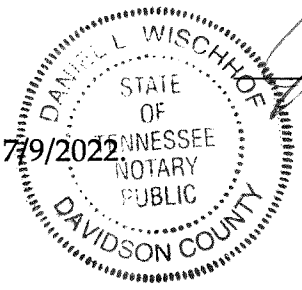
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.