Karen Johnson Davidson County
Batch# 483792 DEEDWARR
09/25/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20200925-0110746

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2334TN

STATE OF TENNESSEE SUMT
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of September, 2020.

Notary Public
Commission Expiration: 11.20.23

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jose G. Sanchez and Maribel De Jesus Campos 186 Jacksonian Drive Nashville, TN 37076	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	074-12-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry N. Levan, Gloria A. Levan, husband and wife, tenants by the entirety with rights of survivorship**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose G. Sanchez and Maribel De Jesus Campos, 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:

Property known as: 186 Jacksonian Drive, Nashville, TN 37076, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 846 on the Plan of Hermitage Hills, Sec. 7, as of record in Book 3300, Page 62 and 63, described as follows:

Beginning at a point in the southwesterly margin of Jacksonian Drive, The common front corners of lots Nos. 845 and 846 Thence with the line between said lots Nos. 845, 846, and reserved tract, 120.0 feet to a concrete marker at the common rear corners of lots nos. 846 and 852, 138.0 feet to a point in the northwesterly margin of Bonnalawn Drive, Thence with said margin of said Bonnalawn Drive, 95.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; Thence around said curve in the left arc, 39.27 feet to a concrete monument in the southwesterly margin of Jacksonian Drive, Thence with said margin of said Jacksonian Drive 115.0 feet to the point of beginning.

Being the same property previously conveyed to Larry N. Le Van and wife, Gloria A. Le Van, by Warranty Deed from Micheal Edward Belcher, dated 06/20/2008 and recorded 07/07/2008 in Instrument No. 20080707-0069836, Register's Office for Davidson County, Tennessee. The said Micheal Edward Belcher is also known as Michael Edward Belcher.

Being the same property conveyed to Larry N. Levan, Gloria A. Levan, husband and wife, tenants by the entirety with rights of survivorship, by Quitclaim Deed from Larry N. Levan, who acquired title as Larry N. Le Van, married to, Gloria A. Levan, who acquired title as Gloria A. Le Van, dated 05/12/2011 and recorded 05/19/2011 in Instrument No. 20110519-0038299, said Register's Office.

Tax Map and Parcel ID: 074-12-0-034.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 186 Jacksonian Drive, Nashville, TN 37076

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 unemcumbered, 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 hand this 24th day of September, 2020.

Larry N. Levan

Gloria A. Levan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2020, before me personally appeared **Larry N. Levan and Gloria A. Levan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of September, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

LTE File No.: 20-2334TN

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY