WARRANTY DEED

Karen Johnson Davidson County
Batch# 490536 DEEDWARR
10/06/2020 01:16:10 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20201006-0115778

JM-SB-MF-20-13690

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mayra O. Franco Romero	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**182-00-0-105.00**
13690 Old Hickory Boulevard	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4837	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARITO GOMEZ, SINGLE AND ANDY JOSE BERRIOS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAYRA O. FRANCO ROMERO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Medlin, surveyor, dated July 3, 1974 as follows:

Beginning at an iron pin in the Northerly margin of Hobson Pike, said point being Easterly 397.5 feet more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence, North 02 degrees 32 minutes 00 seconds West 830.95 feet to an iron pin; thence North 85 degrees 04 minutes 00 seconds East 200.18 feet to an iron pin; thence South 02 degrees 32 minutes 00 seconds East 839.33 feet to an iron pin in the Northerly margin of Hobson Pike; thence with same South 87 degrees 28 minutes 00 seconds West 200 feet to the point of beginning.

Being the same property conveyed to Margarito Gomez, unmarried and Andy Jose Berrios, unmarried by Cash deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20150925-0097729 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 25, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Restrictions of record in Book 4912, Page 607, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **13690 Old Hickory Boulevard, Antioch, Tennessee 37013-4837**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF OCTOBER, 2020.

Margarito Gomez

Andy Jose Berrios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARITO GOMEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDY JOSE BERRIOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212