PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61376
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen J. Cartagena Vitela 283 Martingale Lane Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 04414002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Langerak, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen J. Cartagena Vitela, unmarried,** hereinafter called the **Grantee**, Grantee's 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 283 of Block 1 Cumberland Terrace Subdivision, Part 1, of record in Book 1424, page 49, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Scott Langerak, an unmarried man, by Warranty Deed from Patricia D. Kennedy, F/K/A Patricia D. James, unmarried, dated October 15, 2015 and recorded on October 19, 2015, of record in Inst. No. 20151019-0105779, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 49, said Register's Office, which Plan shows a 30, foot minimum building setback line from Martingale Drive, and 10 foot easement for public utility purposes along the rear line of said lot; Restrictions of record in Book 1582, page 505, said Register's Office; Subject to the right of way of The Tennessee Central Railroad over so much of the premises as may lie therein.

This is improved property, known as 283 Martingale Drive, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Karen Johnson Davidson County
Batch# 494560 DEEDWARR
10/14/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $698.93
20201014-0119227

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of October, 2020.

Scott Langerak

State of Tennessee

County of Davidson

On this 9th day of October, 2020, before me the undersigned authority, personally appeared Scott Langerak, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,900.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2020.

Notary

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021