Karen Johnson Davidson County
Batch# 497601 DEEDWARR
10/16/2020 02:28:51 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20201016-0120868

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 04/06/24

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 07-09-2024

06-NSH20-00265

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nelson A. Reyes Mirabal 716 Stone Hedge Dr Old Hickory, TN 37138	Cardinal Financial Company 3701 Arco Corporate Drive, Ste. 200, Charlotte, NC 28273	053-16-0-275.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela Denise Foutch, unmarried and Mark Alan Cagle, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nelson A. Reyes Mirabal and Lazara Yanitza Corzo Mesa, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 21, on the plan of Section Four, Stone Hedge, as shown by plat of record in Book 9700, Page 265, as amended in Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to John Notgrass and wife, Laura Notgrass by deed from Universal Builders, L.L.C., dated July 23, 1997, recorded July 25, 1997, of record in Book 10541, Page 926, in the Register's Office for Davidson County, Tennessee. The said John Notgrass having since died on April 4, 2013, leaving Laura Notgrass as surviving tenant by the entirety.

Further being the same property conveyed to Pamela Denise Foutch and Mark Alan Cagle by Quitclaim Deed from Laura Notgrass, a widow, dated September 10, 2013, recorded September 19, 2013, of record in Instrument No. 20130919-0099039, in the Register's Office for Davidson County, Tennessee.

The subject property is not the primary residence of the Grantors nor any of their spouses and/or dependents.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-98-BMR-20-716

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 716 Stone Hedge Dr, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of October 2020.

Pamela Denise Foutch

Mark Alan Cagle

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Pamela Denise Foutch and Mark Alan Cagle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of October 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY