(1)

Karen Johnson Davidson County
Batch# 500252 DEEDWARR
10/22/2020 11:01:52 AM 2 pgs
Fees: $13.00 Taxes: $706.70

20201022-0122843

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/20/2024

(AFFIX SEAL)

Amanda M Clark State of Tennessee Notary Public Rutherford County

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wilfido Bonilla Ayala	NEW OWNER	
(NAME)	(NAME)	042120B02700CO
132 Williams Valley Ct.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37155		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Laquwanda C Chatman, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilfido Bonilla Ayala,** unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 27, First Revision, Williams Valley PUD, as shown on plat of record in Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Laquwanda C. Chatman, a single person, by virtue of that certain Warranty Deed dated May 7, 2009, and being of record at Instrument No. 20090512-0043638 in the Register's Office of Davidson County, Tennessee.

Denny Antonio Mejia Morillo joins in the above conveyance to transfer any and all marital interest he may have as the spouse of Laquwanda C. Chatman.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20010201-0009794, Instrument No. 20010308-0022084, 20010308-0022083, Book 5515, Page 970, 973 and Instrument No. 20000508-0046246, as recorded in the said Register's Office. Quit Claim Deed to Homeowner Association of record in Instrument No. 20010308-0022085, in the said Register's Office and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 132 Williams Valley Ct Madison, TN
(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 hand this 9th day of Oct, 2020

Laquwanda C. Chatman

Laquwanda C Chatman

Denny Antonio Mejia Morillo

Denny Antonio Mejia Morillo

STATE OF Tennessee
COUNTY OF Davison

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Laquwanda C Chatman and Denny Antonio Mejia Morillo** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October 2020

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022