Karen Johnson Davidson County
Batch# 503388 DEEDWARR
10/29/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201029-0126055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 23 day of October, 2020.

Notary Public

My commission expires: 5-22-22

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmoor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose J. Lombera	**Jose J. Lombera**	**17300009300**
5565 @ ~~5584 & 5585~~ **Pettus Rd**	5565 Pettus rd	
Antioch, TN 37013	Antioch TN 37013	

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 ACKNOWLEDGE, WE,

Prentice G. Goodwin a/k/a Prentice Goodwin and Beulah N. Goodwin a/k/a Beulah Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose J. Lombera

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:

Tract One:

Land in Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish Associates, dated December 5, 1963, as follows: Beginning at a point in the Southerly margin of Pettus Road, said point being a common corner of Lots Nos. 3 and 4 on said Plat; thence South with the dividing line between Lots 3 and 4 on said Plat; thence South with the dividing line between Lots 3 and 4, 725 feet, more or less to a point; thence North 89° 30' West 186 feet, more or less to a point, a common corner of Lots 4 and 5 on said Plat; thence with the dividing line between Lots 4 and 5, 685 feet, more or less to a point in the Southerly margin of Pettus Road; thence with the Southerly margin of Pettus Road, Eastwardly 190 feet, more or less to the point of beginning.

Being the same property conveyed to Prentice G. Goodwin and wife, Beulah N. Goodwin, by Warranty Deed from Jeanette P. Tibbs, dated September 24, 1980, of record in Book 5659, Page 948, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, and being a Lot designated as No. 3 fronting 187 feet, more or less, on the South side of Pettus Road and running back in a Southerly direction between parallel lines showing 790 feet, more or less, on the East line and 725 feet, more or less, on the West line, and 174 feet, more or less, at the rear, as described on an unrecorded Plat dated December 5, 1963, prepared by William Collier Parrish Associates, Civil Engineers, from Deed description for C.V. Tibbs.

Being the same property conveyed to Prentice Goodwin and wife, Beulah Goodwin, by Warranty Deed from Alberto C. Sermeno, unmarried, and Sonia M. Bustillo, unmarried, dated September 10, 2003, of record in Instrument No. 20031008-0149423, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved (_____) property known as 5581 & 5585 Pettus Rd, Antioch, TN 37013.

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 in 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.

Prentice G. Goodwin Date: 10/23/2020

Beulah N. Goodwin Date: 10-23-2020

Prentice G. Goodwin
Beulah N. Goodwin

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Prentice G. Goodwin and Beulah N. Goodwin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 12-1-20

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

