WARRANTY DEED

Karen Johnson Davidson County
Batch# 505414 DEEDWARR
10/30/2020 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.13
20201030-0127102

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 20TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2222

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1154

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
FRANCISCO ALONSO and LAURA PEREZ PENALOZA	NEW OWNER	022000 14900
5335 Whites Creek Pike		
Whites Creek, TN 37189		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL COMER AND ANDREW WILSON, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JENNIFER COMER, AND STAN CUNNINGHAM, PERSONAL REPRESENTATIVE OF THE ESTATE OF JENNIFER COMER

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

FRANCISCO ALONSO and LAURA PEREZ PENALOZA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a tract of land lying in the 1st Councilman District of Davidson County, Tennessee, and being Parcel 149 of Tax Map 22 as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found, said pin being in the Easterly right of way of White's Creek pike (US 431) and being the Northwest corner of Lot 1, Gardner's One Lot Subdivision, as of record in Plat Book 8250, page 635, Register's Office of Davidson County, Tennessee, said pin also being the Southwest corner of the herein described tract; thence with the said Easterly right of way along a curve to the right having a radius of 1770.50 feet a delta of 12 deg. 44 min. 21 sec. for an arc length of 393.66 feet to an iron pin found, said pin being a corner common with the Metropolitan Government property as of record in Book 1787, page 71, Register's office for Davidson County, Tennessee; thence with the said government

property the following bearing and distances; thence South 87 deg. (inadvertently 67 deg. In Deed of Trust recorded in Instrument Number 20021203-0148613 and Substitute Trustee's Deed recorded in Instrument Number 20130909-0094983, in the RODCT; but see Warranty Deed recorded in Instrument Number 20001010-0100479, in the RODCT, for the last correct call) 59 min. 47 sec. East 297.66 feet to an iron pin found; thence North 12 deg. 38 min. 27 sec. East 400.09 feet to an iron pin found at a 36" Oak Tree, said pin being in the Southerly line of the Judith Ann Meadows Property as of record in Book 6639, page 909, Register's Office for Davidson County, Tennessee; thence with said Meadows property South 79 deg. 32 min. 11 sec. East 520.26 feet to an iron pin found at a 12" Sweet Gum Tree, said pin being the Northwest corner of the David R. Wade, III property as of record in Book 6641, page 862, Register's Office for Davidson County, Tennessee; thence with the said Wade property South 26 deg. 24 min. 06 sec. West 494.79 feet to a point in a creek, said point being the northeast corner of the said lot 1, Gardner's One lot Subdivision; thence with the said Lot 1 and following bearing and distance; thence South 67 deg. 00 min. 50 sec. West 170.96 feet to an iron pin found; thence South 87 deg. 37 min. 31 sec. West 237.54 feet to an iron pin found; thence South 15 deg. 19 min. 05 sec. West 136.74 feet to an iron pin found; South 83 deg. 48 min. 50 sec. West 247.64 feet to the point of beginning.

BEING the same property conveyed to Allan Comer and Jennifer Comer by deed from Fannie Mae a/k/a Federal National Mortgage Association, dated October 27, recorded on November 3, 2014, in Instrument No. 20141103-0101082, Register's Office for Davidson County, Tennessee. The said Allen Cormer died on 10/24/2017, vesting the subject property solely in his wife, Jennifer Cormer. The said Jennifer Cormer having since died on December 16, 2019, according to her Last Will and Testament dated October 29, 2019, and probated in Davidson County Probate Court case docket number 20P156, devised the subject property to her sons, Michael Cormer and Andrew Wilson.

Stan Cunningham, Personal Representative of the Estate of Jennifer Comer joins in the execution of this deed for the purpose of relinquishing any interest the Estate may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Easement recorded in Book 8259, page 202, said Register's Office.

This is improved property known as 5335 Whites Creek Pike, Whites Creek, TN 37189

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/or 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/or 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.

MC AV
AW

Witness our/my hand on the 20th day of October, 2020.

Michael Comer

Stan Cunningham, Personal Representative of the Estate of Jennifer Comer

Andrew Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Cormer and Andrew Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of October, 2020.

Notary Public

My Commission Expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stan Cunningham, Personal Representative of the Estate of Jennifer Comer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of October, 2020.

Notary Public

My Commission Expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)

