Karen Johnson Davidson County
Batch# 519227 DEEDWARR
11/19/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201119-0136455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-24-22

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Hernandez	Summit Funding Inc	02603000300
(NAME)	(NAME)	
105 Digby Court	2241 Harvard St #200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Sacramento CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Albert Glenn Crumpton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexander Hernandez and Jaylin Hernandez** husband & wife hereinafter called the GRANTEE(S), his/her/their 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. 305, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee.

Said Lot No. 305 fronts 75.00 feet on the northerly margin of Digby Court and extends back 100.00 feet on the westerly line and 100.00 feet on the easterly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property conveyed to Betty Sue Baker, a single woman by Warranty Deed from Carole D. Carter, and Andy S. Carter, wife and husband, dated 1/11/2002, of record in Instrument 200201180008093, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert Glenn Crumpton only by Quit Claim Deed from Betty Sue Baker and her brother, Albert Glenn Crumpton, dated 6/18/2012, of record in Instrument 202004080036790, Register's Office for Davidson County, Tennessee. Betty Sue Baker died on 3/4/2020.

This conveyance is subject to all matters shown on the plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 105 Digby Court, Goodlettsville, TN 37072

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of November, 2020.

Albert Glenn Crumpton

Albert Glenn Crumpton

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 Albert Glenn Crumpton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2020.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY