Karen Johnson Davidson County
Batch# 521859 DEEDWARR
11/25/2020 04:24:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20201125-0138634

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$215,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bartolo Raymundo Primero	Bartolo Raymundo Primero	034090161.00
(NAME)	(NAME)	
1508 Monticello Avenue	1508 Monticello Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, we, James Robert Weakley and Charles Gregory Weakley, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bartolo Raymundo Primero and Antonia Miranda Rodriguez**, husband and wife, hereinafter called the GRANTEE(S), 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. 2 on the Plan of Alta Loma Subdivision, as of record in Book 3700, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Lawrence R. Neveau and wife, Julia Neveau by Warranty Deed from Zack R. Cheek and wife, Emelyn T. Cheek, dated 08/29/1974 and recorded 09/05/1974, of record in Book 4849, Page 603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael V. Thompson, Trustee by Quitclaim Deed from Lawrence R. Neveau and Julia Neveau, And now Being the same property conveyed to Julia Neveau by Quitclaim Deed from Michael V. Thompson, Trustee dated 09/11/1987 and recorded 09/15/1987, of record in Book 7352, Page 269, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Robert Weakley, Kevin Ray Weakley & Charles Gregory Weakley by Quitclaim Deed from Julia Neveau, unmarried, dated 11/15/2004 and recorded 11/15/2004, of record in Instrument 200411150136945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Robert Weakley and Charles Gregory Weakley by Quitclaim Deed from Kevin Ray Weakley dated 01/29/2013 and recorded 02/01/2013, of record in Instrument 201302010010551, 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 ☒ 1508 Monticello Avenue, 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 20th day of November, 2020 .

James Robert Weakley

Charles Gregory Weakley

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Robert Weakley and Charles Gregory Weakley, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of November, 2020.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202011250138634

True Copy Certification

I, Deborah Rand, 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, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

