WARRANTY DEED

Karen Johnson Davidson County
Batch# 526068 DEEDWARR
12/08/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20201208-0142108

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-1-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ivan Hernandez Lugo and Alicia Guerrero Martinez	First Community Mortgage	Parcel ID: 033-08-0-134.00
(NAME) 319 Janette Avenue	(NAME) 275 Robert Rose Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AnneMarie Galli, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ivan Hernandez Lugo and Alicia Guerrero Martinez**, 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:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Gatewood Subdivision, Section 3, of record in Plat Book 4175, page 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AnneMarie Galli, a single woman, By Warranty Deed from Rick James and wife, Aimee James dated October 26, 2017 recorded November 3, 2017, of record as Instrument No. 20171103-0112847 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 319 Janette Avenue, Goodlettsville, TN 37072

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 our hands this 24 day of NOVEMBER, 2020

AnneMarie Galli

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned, a Notary Public in and for said County and State aforesaid, do certify that AnneMarie Galli, a single woman, whose name is signed to the writing above, bearing date on the 24th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of AnneMarie Galli.

Given under my hand this the 24th day of November, 2020.

Notary Public

SONITA M. LEAK
Notary Public
State of South Carolina
My Commission Expires Mar 16, 2030

My Commission Expires: MARCH 16, 2030

(SEAL)

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024