Karen Johnson Davidson County
Batch# 530993 DEEDWARR
12/11/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20201211-0145401

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

SHANNON RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $274,000.00

Affiant

Subscribed and sworn to before me, this 7 day of December, 2020.

Notary Public
My Commission Expires: 3.17.2020

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Marco Gomez Juarez 2125 Maynard Court Nashville, TN 37218	New Owner	Tax Parcel ID No. 058-09-0A-044.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA A. HAMILTON, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARCO A. GOMEZ JUAREZ AND SANDRA K. MARTINEZ-BALDERAS, HUSBAND AND WIFE** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled the Plan of Creekside Trails, Phase 2, of record in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JULIA A. HAMILTON, UNMARRIED, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20030701-0090671, dated June 24, 2003, said Register's Office.

This is improved property commonly known as: **2125 Maynard Court, Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Granteed, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of December, 2020.

JULIA A. HAMILTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA A. HAMILTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of December, 2020.

Notary Public
My Commission Expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021