WARRANTY DEED

Karen Johnson Davidson County
Batch# 532687 DEEDWARR
12/14/2020 10:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20201214-0146535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Himmi R. Magana Vasquez and Susana Onofre	New Owner	
(NAME)	(NAME)	
232 Cedarcreek Dr.		162 13 0 072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WAYNE WATKINS, SHIRLEY LAROSE, LARRY WATKINS, RICKY WATKINS, GARY WATKINS, JUANITA C. POTTS AND JIMMY WATKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIMMI R. MAGANA VASQUEZ AND SUSANA ONOFRE,** 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:

SEE ATTACHED EXHIBIT "A"

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 232 Cedarcreek Dr., Nashville, TN 37211
(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 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 my hand this 4th day of December, 2020

Wayne Watkins by Dylan Potter, Attorney in Fact

Wayne Watkins, BY: Dylan Potter, Attorney in Fact

Wayne Watkins by Kevin, attorney in fact

Wayne Watkins, BY: Kevin Montgomery, Attorney in Fact

Shirley LaRose by Dylan Potter, Attorney in Fact

Shirley LaRose, BY: Dylan Potter, Attorney in Fact

Shirley LaRose by Kevin, attorney in fact

Shirley LaRose, BY: Kevin Montgomery, Attorney in Fact

Larry Watkins by Dylan Potter, Attorney in Fact

Larry Watkins, BY: Dylan Potter, Attorney in Fact

Larry Watkins by Kevin, attorney in fact

Larry Watkins, BY: Kevin Montgomery, Attorney in Fact

Ricky Watkins by Dylan Potter, Attorney in Fact

Ricky Watkins, BY: Dylan Potter, Attorney in Fact

Ricky Watkins by Kevin, attorney in fact

Ricky Watkins, BY: Kevin Montgomery, Attorney in Fact

Gary Watkins by Dylan Potter, Attorney in Fact

Gary Watkins, BY: Dylan Potter, Attorney in Fact

Gary Watkins by Kevin, attorney in fact

Gary Watkins, BY: Kevin Montgomery, Attorney in Fact

Juanita C. Potts by Dylan Potter, Attorney in Fact

Juanita C. Potts, BY: Dylan Potter, Attorney in Fact

Juanita C. Potts by Kevin, attorney in fact

Juanita C. Potts, BY: Kevin Montgomery, Attorney in Fact

Jimmy Watkins, BY: Dylan Potter, Attorney in Fact

Jimmy Watkins, BY: Kevin Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of Dec, 2020, before me personally appeared Kevin Montgomery to me known to be the person who executed the foregoing instrument on behalf of Wayne Watkins, Shirley LaRose, Larry Watkins, Ricky Watkins, Gary Watkins, Juanita C. Potts, and Jimmy Watkins and acknowledged that he executed the same as the free act and deed of Wayne Watkins, Shirley LaRose, Larry Watkins, Ricky Watkins, Gary Watkins, Juanita C. Potts, and Jimmy Watkins.

Witness my hand and official seal this 4 day of Dec, 2020.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of Dec, 2020, before me personally appeared Dylan Potter to me known to be the person who executed the foregoing instrument on behalf of Wayne Watkins, Shirley LaRose, Larry Watkins, Ricky Watkins, Gary Watkins, Juanita C. Potts, and Jimmy Watkins and acknowledged that he executed the same as the free act and deed of Wayne Watkins, Shirley LaRose, Larry Watkins, Ricky Watkins, Gary Watkins, Juanita C. Potts, and Jimmy Watkins.

Witness my hand and official seal this 4th day of Dec, 2020.

Commission expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Two, Cedarwood Estates, as of record in Plat Book 4860, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 74 feet on the easterly side of Cedarcreek Drive and extends back 222.79 feet on the southerly line and 216.59 feet on the northerly line to a deed line measuring 58.65 feet thereon.

Being the same property conveyed to Judy Farmer, a single woman by Warranty Deed from Jimmy Ray Watkins and Steven Ray Watkins, Jr., of record in Instrument No. 20020423-0050019, Register's Office for Davidson County, Tennessee, dated April 12, 2002 and recorded on April 23, 2002. Judy Farmer died intestate on July 3, 2020. Larry Watkins, Ricky Watkins, Gary Watkins, Wayne Watkins, Juanita C. Potts, Shirley LaRose and Jimmy Watkins are the Sole Heirs at law, pursuant to Affidavits of Heirship of record in Instrument No. __202012140146525___ and Instrument No. ____202012140146526__, said Register's Office.

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