Karen Johnson Davidson County
Batch# 533258 DEEDWARR
12/14/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20201214-0147268

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

WARRANTY DEED

FOR AND IN 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, **CHERYL FITZHUGH**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENRY D. ESTRADA MENJIVER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 29 ON THE PLAN OF GATEWOOD, SECTION 1, AS OF RECORD IN BOOK 3300 PAGES 47-52, BOTH INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 29 FRONTS 75 FEET ON THE WEST SIDE OF GATES ROAD, AND EXTENDS BACK BETWEEN PARALLEL LINES, 190 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHERYL FITZHUGH BY QUICLAIM DEED FROM ALLEN RAY NELSON OF RECORD IN INSTRUMENT NO. 20200821-0094388, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 315 GATES ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 9 day of December, 2020.

CHERYL FITZHUGH

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Montgomery

Personally appeared before me, the undersigned authority, CHERYL FITZHUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9 day of Dec., 2020.

NOTARY PUBLIC
My commission expires: 03/16/22

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or valuc, whichever is greater, for this transfer is **$249,900.00.**

Monica A. Spencer
Affiant

Subscribed and sworn to before me, this the 9 day of December, 2020.

NOTARY PUBLIC
My commission expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
JENRY D. ESTRADA MENJIVER
315 GATES ROAD
GOODLETTSVILLE, TN 37072

Send Tax Bills To: SWBC
~~Same as above~~ 9311 San Pedro #100
San Antonio TX 78216
MAP/PARCEL: 034-05-0/016.00

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