Karen Johnson Davidson County
Batch# 534553 DEEDWARR
12/15/2020 10:37:21 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20201215-0147654

# WARRANTY DEED

**File No.: 2020-0510**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-14-23
(AFFIX SEAL)

JUDITH C JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Elvin Figueroa Paiz | Elvin Figueroa Paiz | 164 68.00 |
| 5974 Mount View Rd | 4619 Xavier Dr. | |
| Antioch, TN 37013 | Antioch, Tn 37013 | |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Haydee Martinez, married** has this day bargained and sold and does hereby transfer and convey unto, **Elvin Figueroa Paiz, a single man**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**Land in the 2nd Civil District o Davidson County, Tennessee, Located approximately 2,000 feet East of Murfreesboro Road, Beginning in the Southerly margin of Mt. View Road at the Northwest corner of a 6.05 acre tract of land of record in Book 1229, page 37, Register's Office for Davidson County, Tennessee; thence with the West line of said tract South 48° East 194 feet to an iron pin at a spring; thence, South 86° East 188 feet to an iron pin in the South line of the above mentioned tract; thence North 42° 15' West 419 feet to an iron pin in the Southerly margin of Mt. View Rd; thence Southwesterly with the Southerly margin of said road 150 feet to the point of beginning.**

**Being the same property conveyed to Haydee Martinez by Quitclaim Deed from Jhon Pulecio per Final Decree of Divorce of record in Instrument No. 20160414-0035850, in the Register's Office for Davidson County, Tennessee, dated March 10, 2016 and recorded on April 14, 2016.**

This conveyance is further subject to (1) 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.

**This is unimproved property known as: 5974 Mount View Rd, Antioch, TN 37013**

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 10th day of December, 2020

Haydee Martinez

STATE OF TENNESSEE

COUNTY OF ~~TENNESSEE~~ Rutherford

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Haydee Martinez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of December, 2020.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054