WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julio Cesar Vazquez Colindres and Nora Lucia Jaramillo Salas	New Owner	Map: 15006006100
(NAME) 2872 Lera Jones Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-THREE THOUSAND AND NO/100 DOLLARS ($273,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERNIE W. COUCH AND WIFE, JILL A. COUCH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIO CESAR VAZQUEZ COLINDRES AND NORA LUCIA JARAMILLO SALAS, HUSBAND AND WIFE,

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:

Being Lot No. 48 on the Plan of Percy Priest Meadows, Section One, as of record in Book 4675, Page 110 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ernie W. Couch and wife, Jill A. Couch, by deed from Gordon Strayhorne Wilson and wife, Linda V. Wilson, of record in Book 5358, Page 347, dated October 25, 1978, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 110, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4815, Page 647, amended in Book 4914, Page 404, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2872 Lera Jones Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 537348 DEEDWARR
12/17/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20201217-0149783

Witness our hands this 7th day of December, 2020.

Ernie W. Couch

Jill A. Couch

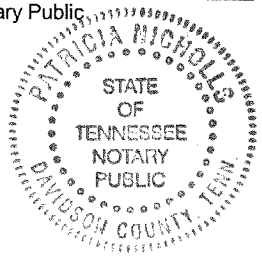
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernie W. Couch and Jill A. Couch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

Notary Public



True Copy Certification

I, Lori Patterson, 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 therewith 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY