This Instrument Prepared By:
**Brokers Escrow Services, Inc.**
**200 Nashboro Blvd., PO Box 17116**
**Nashville, Tennessee 37217**

Karen Johnson Davidson County
Batch# 538638 DEEDWARR
12/21/2020 09:29:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20201221-0150815

Send Tax Bill to
ADDRESS NEW OWNER:
Jesus Alejandro Gonzalez Beltran
405 Harwell Drive
Hermitage, TN 37076

MORTGAGEE:
**Ronald D Werner and wife, Gina L. Werner**
**PO Box** 506
Hermitage, TN 37076 MAP **07514009700**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald D. Werner and wife, Gina L. Werner** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jesus Alejandro Gonzalez Beltran and wife, Melina Margarita Hernandez Garcia**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for said County.
Said Lot No. 4 fronts 80 feet on the northerly margin of Harwell Drive and extends back 176.0 feet on the easterly line and extends back 200.3 feet on the westerly margin of a dead line measuring 71.6 feet thereon.

Being part of the same property conveyed to Ronald D. Werner and wife, Gina L. Werner, by deed from The Don Bass Family Partnership, L.P. of record in |Instrument No. 20071203-0139350, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Harwell Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4639, page 264; Book 4663, page 21; Book 4182, page 78 and Book 3222, page 154
said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 3700, page 148, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 3700, page 148, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 14th day of December, 2020.

Ronald D. Werner

Gina L. Werner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald D. Werner and wife, Gina L. Werner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of December, 2020.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2020.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 4 day of December, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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