ST20-OUT-4298

Karen Johnson Davidson County
Batch# 542042 DEEDWARR
12/23/2020 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $749.62
20201223-0153128

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $202,600.00

Nelly A Duran Samayoa
Affiant

Subscribed and sworn to before me, this 21 day of December, 2020.

Notary Public

My commission expires:
6/26/23

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nelly A Duran Samayoa** | **SWBC MORTGAGE** | **149-11-0A-030.00CO** |
| **1205 Rice Hill Dr** | **9311 San Pedro #100** | |
| **Antioch, TN 37013** | **San Antonio, TX 78216** | |

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 ACKNOWLEDGE, WE,

**Santos I. Samayoa, unmarried**

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

**Nelly A. Duran Samayoa, ~~a married~~** unmarried **woman**

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:

Land in Davidson County, Tennessee, being Lot No. 30, Phase 2, Rice Hill, as shown on plat of record in Plat Book 6900, Page 27, in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Santos I. Samayoa, unmarried, by Warranty Deed from Angelia R. Curll, unmarried, dated April 30, 2013, of record in Instrument No. 20130506-0045655, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1205 Rice Hill Dr, 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 in 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.

Santos I Samayoa Date: 12/21/2020
Santos I. Samayoa

_____ Date: _____

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Santos I. Samayoa, the within named Grantor(s), 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, at office, this 21 day of December, 2020.

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/26/23

# True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

