WARRANTY DEED

Karen Johnson Davidson County
Batch# 544668 DEEDWARR
01/04/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20210104-0000736

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 10/7/23

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC FRANK W. ROBERTS STATE OF

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jairo I. Robles Morales and Caitlin M. Robles	New Owner	087010A05000CO
(NAME)	(NAME)	
4301 Chesney Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Lynn Worsley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jairo I. Robles Morales and Caitlin Robles, 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the plan of Section 1B, Chesney Glen of record in Book 9700, Page 289, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Gregory Pearson, and unmarried man and Patricia Lynn Worsley, an unmarried woman by deed dated December 22, 1998 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Book 11268, Page 155, Register's Office for Davidson County, Tennessee. The said James Gregory Pearson, and unmarried man conveyed his interest in said property to Patricia Lynn Worsley, an unmarried woman by Quitclaim Deed dated February 3, 2006 and recorded in Instrument No. 20060216-0018833, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 4301 Chesney Glen Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 18th day of December, 2020.

Patricia Lynn Worsley

State of Tennessee
County of Davidson

On this 18th day of December, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Patricia Lynn Worsley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 18th day of December, 2020.

Notary Public L. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Morales

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022