Karen Johnson Davidson County
Batch# 556624 DEEDWARR
01/19/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210119-0008105

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2419TN

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of January, 2021.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gerardo Uribe and Yanet Rodriguez 107 Hickman Street Old Hickory, TN 37138	SAME AS NEW OWNER.	043-04-0-043.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Mona S. Fellman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerardo Uribe Bonilla and Yanet G. Rodriguez Torres, 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:

Property known as: 107 Hickman Street, Old Hickory, TN 37138, County of Davidson

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 12 on the plan of Scenic View Subdivision, described according to an unrecorded plan prepared by W.W. Turner Company, Engineers, on August 20, 1948.

Beginning with a concrete monument at the south end of the return at the North east corner of the intersection of Hadley Bend Road and Hickman Street and running thence in a southwesterly direction along the easterly margin of Hickman Street a distance of 268.4 feet to an iron pin and the point of beginning; running thence in a southwesterly direction along the easterly margin of Hickman Street a distance of 100 feet to an iron pin on a line between lots Nos. 12 and 13; thence in a southeasterly direction along the line between lots Nos. 12 & 13 at distance of 254.7 feet to an iron pin in a dead line; thence in a northeasterly direction along said dead line at the rear of Lot No. 12, a distance of 100.1 feet to an iron pin on a dead line between Lots Nos. 11 and 12; thence in a northwesterly direction along a line between Lots Nos. 11 and 12 a distance of 248.6 feet to an iron pin and the point of beginning.

Being the same property conveyed to Paul T. Fellman and wife, Mona S. Fellman, by Deed from Thomas R. Kimbro and wife, Donna Craddock Kimbro, dated 05/12/1968 and recorded 05/17/1968 in Book 4235, Page 952, Register's Office for Davidson County, Tennessee. The said Paul T. Fellman is deceased as of 09/27/2014, leaving Mona S. Fellman as the sole owner of the subject property.

Tax Map and Parcel ID: 043-04-0-043.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 107 Hickman Street, Old Hickory, TN 37138

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 hand this 14th day of January, 2021.

Mona S. Fellman

Mona S. Fellman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2021, before me personally appeared **Mona S. Fellman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of January, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021