Name and Address of New Owner:
Ernesto Mendoza Torres and Imelda Pena Tristan
74 Ocala Dr.
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-20081680

Map and Parcel: 162-07-0-195.00

Karen Johnson Davidson County
Batch# 561640 DEEDWARR
01/26/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210126-0011667

WARRANTY DEED

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, **Zuheir Abdullah and Sheyma Abdullah, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ernesto Mendoza Torres and Imelda Pena Tristan, 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. 30 on the Plan of Section 2-A, Whittemore Valley of record in Plat Book 6250, Page 611, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zuheir Abdullah and wife, Sheyma Abdullah by Warranty Deed from Jesse Ray Shivers, unmarried of record in Instrument No. 20071008-0119770 Register's Office for Davidson County, Tennessee, dated October 05, 2007 and recorded on October 08, 2007.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 6250, Page 611, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 6243, Page 80, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of record in Book 7061, Page 160 and Book 7061, Page 186, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 74 Ocala 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, 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 our hand this 21 day of January, 2021.

Zuheir Abdullah

Sheyma Abdullah

State of Tennessee

County of Rutherford

Personally appeared before me, Zuheir Abdullah and Sheyma Abdullah with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 of January, 2021.

Notary Public
My Commission Expires: 1-20-24

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21 day of January, 2021.

Notary Public
My Commission Expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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