WARRANTY DEED

Karen Johnson Davidson County
Batch# 584973 DEEDWARR
03/04/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210304-0028719

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of Feb., 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jose Rosario Estrada Hernandez, a married man	New Owner	15-90.06
(NAME)	(NAME)	
2746 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210009

For and 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, I/we, **John Maurice Davis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Rosario Estrada Hernandez, a married man**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Tract No. 6 on the plan of Weaver-Harris, et al, as shown by plat of record in Plat Book 2, page 183, Chancery Court for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in Union Hill Road, said point being located 116 feet South 75 degrees 15 minutes East of the Southwest corner of the tract of land conveyed to Frank Allen (Book 3317, page 467 RODCT); thence North 4 degrees East 450 feet to a point; thence South 88 degrees 30 minutes East 100 feet to a point; thence South 2 degrees 30 minutes West 470 feet to a point in said Union Hill Road; thence with said road, North 75 degrees 15 minutes West 118 feet to the point of beginning.

BEING the same property conveyed to John Maurice Davis by Deed from Kevin W. Uthmann, dated August 28, 2015 and filed of record in Instrument No. 20150901-0088801 Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2746 Union Hill Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of January, 2021

John Maurice Davis

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Maurice Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of February, 2021.

Notary Public
My Commission Expires: 8/30/22

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024