Karen Johnson Davidson County
Batch# 594425 DEEDWARR
03/18/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20210318-0035776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

JANE FITCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins. Co., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maria C. Arreola Cardoza	First Community Mortgage, Inc.	03312001400
(NAME)	(NAME)	
443 Gates Road	262 Robert Rose Dr., Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Mudfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210181

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, **Andrew S. Anderson, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maria C. Arreola Cardoza, unmarried**, 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 Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 79 on the Plan of Gatewood, Section 1, as shown on plat of record in Plat Book 3300, pages 47-52 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Andrew S. Anderson by Warranty Deed from Jean C. Yount dated March 25, 2010 and filed of record in Instrument No. 20100331-0023785, Register's Office for Davidson County, Tennessee.

Priscilla Anderson joins in this conveyance for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3370, page 121; Book 3375, page 249; Book 3398, page 438 and Book 4011, page 852, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 443 Gates Road, Goodlettsville, TN 37072
(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 GRANTEE, her heirs and assigns forever; and I/we do covenant with the said GRANTEE 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 GRANTEE, her 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 por hands this 12th day of March, 2021

Andrew S. Anderson

Priscilla Anderson

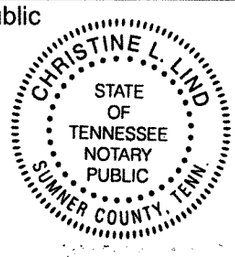
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew S. Anderson and Priscilla Anderson, 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 12th of March, 2021.

Notary Public

My Commission Expires: November 22, 2021



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)

