WARRANTY DEED

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF FEBRUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/29/21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2113LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jose Luis Garcia	New Owners	
841 Oakwood Terrace Drive		148 08 0 075.00
Antioch, TN 37013		

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,

ERIKA J. ESCALONA AND HUSBAND, NARCISO VILLEGAS BLANCO*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE LUIS GARCIA RODRIGUEZ AND MA ESTELA ZALAZAR MARTINEZ, 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 71, Section One, Oakwood Terrace, as shown on plat of record in Plat Book 4460, Pages 54 and 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erika J. Escalona, a married woman,* by Warranty Deed from Wendy Renee Peppers and Herman William Peppers, II, wife and husband, of record in Instrument No. 20070409-0041357, in the Register's Office of Davidson County, Tennessee, dated March 28, 2007 and recorded on April 09, 2007.

* Narciso Villegas Blanco, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interests in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, OAKWOOD TERRACE, as recorded in Plat Book 4460, Page(s) 54 and 55.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4559, Page 72.

Karen Johnson Davidson County
Batch# 594514 DEEDWARR
03/18/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210318-0035906

This is improved property known as 841 Oakwood Terrace Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 15th day of February, 2021.

Erika J Escalona

Erika J. Escalona

Narciso Villegas Blanco

Narciso Villegas Blanco

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

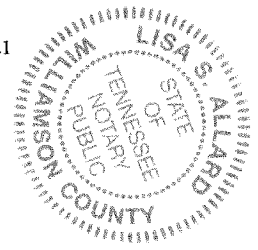
Personally appeared before me, a Notary Public of said County and State, ERIKA J. ESCALONA AND NARCISO VILLEGAS BLANCO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of February, 2021.

Lisa Allard

Notary Public

My Commission Expires: 9-29-2021



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.

Lori Patterson
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

