Karen Johnson Davidson County
Batch# 605801 DEEDWARR
04/01/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210401-0043487

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214740	Affiant Sworn to and subscribed before me this 31st day of March, 2021. Notary Public My Commission Expires: 12-18-22
After Recording Return To The Above.	

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of March, 2021, among:

GABRIEL S. SOSA, II, UNMARRIED MAN, AND SAMANTHA S. HUDSON, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PATRICIA HERRERA, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 747, on the Plan of Revision to Lots 747 through 752, and Open Spaces "D" and "E", Phase Eight, Lenox Village, as of record in Instrument NO. 2007072-0086819, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Fontanella, unmarried by Warranty Deed from Kelly E. Winnett and husband, Gregory Winnett, dated September 12, 2011 and recorded September 13, 2011 in Instrument No. 20110913-0070869, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Fontanella, as Trustee of the Virginia P. Fontanella Residuary Trust, by Quitclaim Deed from Brian Fontanella, as Administrator of the Estate of Virginia P. Fontanella, dated January 21, 2019 and recorded March 18, 2019 in Instrument No. 20190318-0024417, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gabriel Sosa, II, unmarried man, and Samantha S. Hudson, an unmarried woman by Warranty deed from Brian Fontanella, Trustee of the Virginia P. Fontanella Residuary Trust of record in Instrument No. 20190820-0083200 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019. Being also known as 2860 Adara Lane Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gabriel S. Sosa, II

Samantha S. Hudson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gabriel S. Sosa, II and Samantha S. Hudson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Patricia Herrera
Address: 2860 Adara Lane
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Same as new owner
Address:
City, State, Zip:

Tax ID: 173-09-0A-615.00-CO

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

