Karen Johnson Davidson County
Batch# 607414 DEEDWARR
04/06/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210406-0044890

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 220,000.

Affiant Signature

Subscribed and sworn to before me on this the 31st Day of March, 2021

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Monica Sifontes Fernandez
813 Point Break Cir
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 165050A10600CO

WARRANTY DEED

21NT00790

Effective the 1st Day of April 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Eduardo Carrillo and Jerry Evans, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Monica Sifontes Fernandez

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 145, South Shore, Section I, Phase II, as shown on plat of record in Instrument No. 20050210-0015592, 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 Eduardo Carrillo and Jerry Evans, married, by Quit Claim Deed from Eduardo Carrillo, now married to Jerry Evans, dated 01/11/2020 and recorded 01/23/2020 as Instrument No. 20200123-0008450, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 813 Point Break Cir S, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 1st day of April, 2021.

Eduardo Carrillo **Jerry Evans**

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Eduardo Carrillo and Jerry Evans**, the within named bargainer 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 and official seal at office, this the 1 day of April. 2021

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

