Karen Johnson Davidson County
Batch# 616007 DEEDWARR
04/15/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $761.83
20210415-0050633

Name and Address of New Owner:
Ildefonso Tamayo Arellano
2325 Rader Ridge
Antioch, TN 37013

Send Tax Statements To:
First Community Mortgage Inc.
262 Robert Rose Dr. #200
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21030785

Map and Parcel: 149 05 0 191.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy Schmelzer and Peggy L. Schmelzer, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ildefonso Tamayo Arellano and Soraida Tamayo, husband and wife and Maria Gonzalez, a married woman**, hereinafter called the GRANTEE, his 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 No. 159-A on the Plan of Lots 159 & 161 Zone Lot Division, Pebble Trace, Section 1, of record in Book 6900, Page 34 and as amended in Book 6900, page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy Schmelzer and Peggy L Schmelzer, husband and wife by Warranty Deed filed for record on July 14, 2016 in Instrument Number 20160714-0072341, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Pebble Trace of record in Book 7409, page 901; All matters as set forth per Book 6900, page 34 and as amended in Book 6900, page 564; Easement for Sanitary Sewers of record in Book 5209, page 421, said Register's Office.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2325 Rader Ridge, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 12th day of April, 2021.

Tracy Schmelzer

Peggy L. Schmelzer

State of Tennessee

County of Rutherford

Personally appeared before me, Tracy Schmelzer and Peggy L. Schmelzer with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of April, 2021.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,900.00.

Affiant Signature

Subscribed and sworn to before me, this 12th day of April, 2021.

Notary Public
My Commission Expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, 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: 06/29/2021

