Karen Johnson Davidson County
Batch# 617174 DEEDWARR
04/16/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210416-0051395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10 21 2024
(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: German O. Alvarenga Amaya and Mercy E. Portillo Amaya	SEND TAX BILLS TO: First Community Mortgage	MAP-PARCEL NO.(S) Parcel ID: 033-06-A-016.00-000
(NAME) 364 Solitude Circle	(NAME) 1820 Swarthmore Avenue P.O. Box 2131	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rita J. Goodlow, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **German O. Alvarenga Amaya and Mercy E. Portillo Amaya, 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:

Being Lot No. 4 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, page 791, as amended in Book 8612, page 821, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Comerica Bank, Co-Trustee with Rita Goodlow under the Kenneth Goodlow Irrevocable Trust, by Deed from Melody Goodwin, now known as Melody G. Stromatt joined by spouse Jeff Stromatt, dated June 28, 2004 recorded June 30, 2004, of record as Instrument No. 20040630-0077869 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita J. Goodlow, a single woman by Quitclaim Deed from Comerica Bank, Co-Trustee with Rita Goodlow under the Kenneth Goodlow Irrevocable Trust, dated January 30, 2020 recorded March 31, 2021 of record as Instrument No. 20210331-0042110 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 364 Solitude Circle, Goodlettsville, TN 37072

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; and we do covenant with 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 is 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 hands this 14 day of April, 2021

Rita J. Goodlow

STATE OF Florida

COUNTY OF Osceola

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rita J. Goodlow, a single woman, 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 and official seal, this the 14th day of April, 2021.

Notary Public

My Commission Expires: 04/05/2024

(SEAL)

Ricardo Ignacio NOTARY My Comm. Expires April 05, 2024 No. GG 965770 PUBLIC STATE OF FLORIDA

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)

