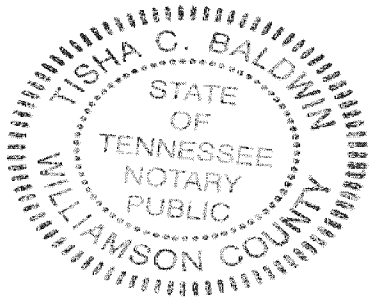
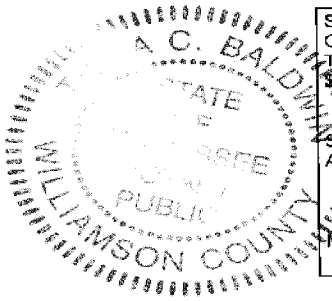
Karen Johnson Davidson County
Batch# 623765 DEEDWARR
04/28/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,171.05
20210428-0056430





STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR ~~THIS~~ TRANSFER IS $316,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of April, 2021.

NOTARY PUBLIC

My commission expires: 7-23-25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gabriela Garcia, Gerardo Estrella-Martinez, and Erika Garcia (NAME)	Same as Owner (NAME)	018070090.00
502 Mystic Hill Drive (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Leighton Fuqua and Alyssa Fuqua, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gabriela Garcia and Gerardo Estrella-Martinez, wife and husband and Erika Garcia , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, as shown on the map entitled Final Plat of Section One, Charleston Square Subdivision of record in Plat Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LEIGHTON FUQUA, SINGLE MAN, by deed from JARRAD MARK RIKAL AND WIFE, ROSEMARY RIKAL, of record in Instrument No. 20140806-0070919, dated July 31, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 502 Mystic Hill Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of April, 2021.

Leighton Fuqua

Alyssa Fuqua by Leighton Fuqua her attorney-in-fact
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leighton Fuqua and Alyssa Fuqua, the herein bargainor, 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 the 22nd day of April, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Leighton Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Alyssa Fuqua and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. ___202104280056429___ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 22nd day of April, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Desiree Sailema, 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 Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

