WARRANTY DEED

Karen Johnson Davidson County
Batch# 642248 DEEDWARR
05/21/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $778.85
20210521-0069418

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Margarita D. Elvir Tercero	First Community Mortgage, Inc.	
(NAME)	(NAME)	
4044 Saddlecreek Way	262 Robert Rose Drive, Suite 200	175-02-0G-004.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($210,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LILY J. WOOD, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARITA D. ELVIR TERCERO, SINGLE WOMAN, 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 all of Unit No. 5204, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940 , amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company by Warranty deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement of record in Instrument No. 20050415-0042164 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 15, 2005.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim deed from Old Hickory Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20201112-0133318 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and

recorded on November 12, 2020.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim deed from Old Hickory Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20201201-0139356 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and recorded on December 01, 2020.

Being the same property conveyed to Lily J. Wood, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20201201-0139357 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 01, 2020.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4044 Saddlecreek Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 20th day of May, 2021

Lily J. Wood

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lily J. Wood, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2021.

Notary Public

My Commission Expires: 9/13/2024

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
NICHOLE MCGUFF
Commission # HH 026720
Expires September 13, 2024
Bonded Thru Budget Notary Services

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, Jackie Rudolph, 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: 02/11/2024

