Karen Johnson Davidson County
Batch# 646012 DEEDWARR
05/28/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210528-0072508

WARRANTY DEED
File No.: 2021-0107

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11434-RL

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: NOV 08 2021
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Santos Simeon Morente Melchor & Eleuteria Luis De Morente	First Community Mortgage	75 13 18.00
3850 Bonnacreek Dr.	262 Robert Rose Drive, #200	
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Becky R. Mofield, unmarried** has this day bargained and sold and does hereby transfer and convey unto, **Santos Simeon Morente Melchor and Eleuteria Luis De Morente, husband and wife**, their heirs and assigns, forever, that 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. 294 on the plan of Section Three, Hermitage Hills, of record in Book 2900, page 97, described as follows:

Beginning with a point in the easterly margin of Bonnabrook Drive; thence is an easterly direction 147.5 feet to a point; thence in a southerly direction 107.0 feet to a point in the northerly margin of Bonnacreek Drive; thence along said margin 120.0 feet in a westerly direction to a point which is the beginning of a curve; thence along said margin 65.0 feet in a northerly direction to the point of beginning;

Being the same property conveyed to Becky R. Mofield by Warranty Deed from Leslie Keith Sargent, Co-Trustee of the Keith S. Sargent and Mary Beth Sargent Joint Revocable Living Trust Agreement, dated February 1, 1994 of record in Instrument No. 20150410-0031909, Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 10, 2015.

This conveyance is further subject to (1) 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: 3850 Bonnacreek Dr., Hermitage, TN 37076

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 26 day of May, 2021.

Becky R. Mofield

Becky R. Mofield

STATE OF TENNESSEE

COUNTY OF Rutherford

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Becky R. Mofield personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26 of May, 2021.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

