This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 651478 DEEDWARR
06/08/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210608-0076641

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PANDORA DUFFER WOOD AND MICHAEL WOOD, WIFE AND HUSBAND**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GABRIEL A, LATORRE, married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

**BEING LOT NO. 46 ON THE PLAN OF CALEB CHASE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6250, PAGES 821 AND 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.**

**BEING THE SAME PROPERTY CONVEYED TO PANDORA DUFFER (NKA PANDORA DUFFER WOOD) BY WARRANTY DEED FROM CRYSTAL GALE STOKLASA, RECORDED ON JANUARY 10, 2013, OF RECORD IN INSTRUMENT NO. 20130110-0003420, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PANDORA DUFFER HAS SINCE MARRIED AND IS NOW KNOWN AS PANDORA DUFFER WOOD. HER HUSBAND JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY, PARICULARLY AND MARITAL INTEREST.**

**This is improved property, known as** 709 N CHESTNUT COURT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of June, 2021.

Pandora Duffer Wood
**PANDORA DUFFER WOOD**

Michael D. Wood
**MICHAEL WOOD**

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **PANDORA DUFFER WOOD AND MICHAEL WOOD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), TN, on this the 4th day of June, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2021.

NOTARY PUBLIC
My commission expires: 3.17.2024

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

**Address New Owner(s) as follows:**
GABRIEL A. LATORRE
709 N CHESTNUT COURT
HERMITAGE, TN 37076

**Send Tax Bills To:**
Same as above

**Map and Parcel Number(s): 064 110A/046.00 CO**

# True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021