Karen Johnson Davidson County
Batch# 653569 DEEDWARR
06/10/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210610-0078224

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2021.

Notary Public

My commission expires: 09/19/2022

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susana Pecho	New Owner	**15006020300**
3014 Mossdale Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Turenda A. Walker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susana Pecho, an unmarried 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:

Land in Davidson County, Tennessee, being all of Lot No. 50B, on the Plan of Zone Lot Division, Lots 48, 49, 50, 51, 52, & 53, Section 11-A, cherry Hills, as shown by plat appearing of record in Plat Book 6250, Page 134, revising Plat Book 5200, Page 730, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Turenda A. Walker, unmarried, by Warranty Deed from Lisa J. Pursell, unmarried, dated January 3, 2006, of record in Instrument No. 20060105-0001462, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3014 Mossdale Drive, Antioch, TN 37013.

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 in 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.

Turenda A. Walker Date: 6/1/21

Turenda A. Walker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Turenda A. Walker, the within named Grantor(s), 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, at office, this 1st day of June 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/24

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

