Karen Johnson Davidson County
Batch# 672005 DEEDWARR
07/07/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20210707-0091327

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is: $181,000.00 Affiant Subscribed and sworn to before me, this 2nd day of July, 2021. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Juan Montanez and Maria Esparza 3033 Mossdale Drive Antioch, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 150-09-0-222.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **O'HENRY W. GLOCK, UNMARRIED**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JUAN LUIS MONTANEZ LARA AND MARIA DE JESUS ESPARZA ALVAREZ**("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 8B, as shown on the map entitled Zone Lot Division of Lot Nos. 1,2,3,4,6,7,8,45,46 and 47 on the plan of Cherry Hills, Section 11-A, of record in Plat Book 5200, page 730 and amended in Plat Book 6250, page 233, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to O'HENRY W. GLOCK, UNMARRIED, by deed from LOIS DAWN LITTLE AND HUSBAND DONALD HANCHOCK, of record in Book 11036, Page 345, dated July 21, 1998, said Register's Office.

This is improved property commonly known as: **3033 Mossdale Drive, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July 2021.

O'HENRY W. GLOCK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **O'HENRY W. GLOCK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of July, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Bradley T. Bard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/1/2021.
Date

Affiant Signature

7/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY