Karen Johnson Davidson County
Batch# 675356 DEEDWARR
07/12/2021 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210712-0093536

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Lopez Sevilla	New owner	Map & Parcel 162 10-0 113.00
(NAME)	(NAME)	
561 Roxanne Drive	at property	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	address	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wanda S. Brown Haddock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martin Lopez Sevilla, married, 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 Lot No. 113 on the plan of Brookview Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County.

Said Lot No. 113 which is a corner lot, fronts 57.68 feet on the southeasterly margin of Roxanne Drive and fronts 53.29 feet on the southwesterly margin of Roxanne Court said frontages being joined by a curve having a length of 36.66 feet, and extends back 90.28 feet on the southeasterly line and 147.08 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Wanda S. Brown by deed from Wanda S. Brown, Trustee under the Irrevocable Trust Agreement of Wanda S. Brown dated October, 19, 2018 of record in Instrument 20190920-0095753, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4689, Page 561, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 4460, Page 163, Register's Office, Davidson County, Tennessee.

Wanda S. Brown and Wanda S. Brown Haddock are one in the same person.

unimproved ☐

This is improved ☑ property, known as 561 Roxanne Drive, Antioch, TN 37013
(House Number) (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.

202107120093536

Witness my hand this 9th day of July, 2021.

Wanda S. Brown Haddock

Wanda S. Brown Haddock

STATE OF TENNESSEE

COUNTY OF Robertson

On this 9th day of July, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda S. Brown Haddock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

Notary Public,

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202107120093536

Certificate of Authenticity

I, Holly A Mason, 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 7/9/2021.

Date

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

My Commission Expires: 9-7-21

Date

Notary's Seal (if on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021