# WARRANTY DEED

Karen Johnson Davidson County
Batch# 677897 **DEEDWARR**
07/16/2021 09:45:09 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210716-0095671

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Leonardo Torres Devora<br>Maria Del Socorro Reyes Romero | new owners | 150 08 0124.00 |
| (NAME) | (NAME) | |
| 1225 ~~Huntingboro~~ Huntingboro Ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **Lisa A. Rucker F.K.A. Lisa A. Sherrill, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leonardo Torres Devora and Maria Del Socorro Reyes Romero, husband and wife**, 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. 458 on the plan of Town Village of the County, Section 6, of record in Plat Book 6900, Page 427, said Register's Office.

Said Lot No. 458 fronts 33.95 feet on the easterly side of Huntingboro Court and runs back 117.40 feet on the easterly lot line and 121.10 feet on the westerly lot line to a broken line in the rear which measures a total of 166.71 feet thereon.

Being the same property conveyed to Lisa A. Sherrill, by deed of record in Instrument No. 20030910-0131737 , Register's Office for Davidson County, Tennessee. Lisa A. Sherrill now known as Lisa A. Rucker.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as Huntingboro Ct. 1225 ~~Huntingboro~~, 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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of recor d, (4) building restrictions, and (5) other matters of public record..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WBCRR-21-1225

Witness my/our hands this 12th day of July, 2021.

Lisa A. Rucker

Lisa A. Rucker

State of Tennessee
County of Davidson

Personally appeared before me Lisa A. Rucker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2021.

Notary Public
My Commission Expires: _____

