Karen Johnson Davidson County
Batch# 696459 DEEDWARR
08/12/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20210812-0109111

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luis Gonzalez Trejo and Claudia Carcamo Pineda, husband and wife	NEW OWNER	Map: 16500001600
(NAME) 3873 Hamilton Church Rd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIVIAN P. TIDWELL, UNMARRIED,

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

LUIS GONZALEZ TREJO AND CLAUDIA CARCAMO PINEDA, 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, described partly according to a survey made by Watkins and Murray, Surveyors, dated 8/16/47, as follows:

Beginning at a point in the center of Hamilton Church Road, North 87 deg. 15' West 292.5 feet from the Northwest corner of the 5 acre tract of land conveyed to J.G. Gotto by deed from William Walden of record in Book 406, Page 325, said Register's Office, said point being also South 87 deg. 15' East 200 feet from the Northeast corner of the property conveyed to William Hall Parker and wife, by deed from Robert Lusk and wife, of record in Book 2536, Page 592, said Register's Office; thence Southerly and parallel with Parker's Eastern boundary line 453 feet, more or less, to the Southerly line of the property conveyed to Binnie Briggs Lusk by deed from Harry Warnick and wife, of record in Book 1514, Page 334, said Register's Office, said point being 400 feet east of the Easterly line of 2.96 acre tract of land shown on said survey; thence North 79 deg. 15' West 100 feet to a point 100 feet East of the Southeast corner of said Parker Property; thence Northerly and parallel to said Parker's East line, 437 feet, more or less, to the center of said Hamilton Church Road; thence with the center of said Road, South 87 deg. 15' East 100 feet to the beginning.

BEING the same property conveyed to Vivian P. Tidwell, an unmarried woman, by Quitclaim Deed from Randall David Tidwell, an unmarried man, of record in Instrument No. 20180312-0022920, dated March 9, 2018, see also Quitclaim Deed of record in Instrument No. 20170307-0022390 and Warranty Deed of record in Instrument No. 20110209-0011239, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees.

unimproved ☒
This is improved ☐ property, known as 3877 Hamilton Church Road, Antioch, TN 37013
(House No.) (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.

Witness our hands this 11th day of August, 2021.

Vivian P. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian P. Tidwell, 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 and official seal this, 11th day of August, 2021

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 August 11, 2021.

Karen Suggs

(AFFIANT) – Karen Suggs

08/11/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of August, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY