WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Christie Daniels
Affiant

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

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(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
Francisco Menjivar	New Owner	Map & Parcel 007 00-0 219.00
(NAME)	(NAME)	
1569 Springfield Highway		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, WE, Jennifer Hehl Webb and Jacob Webb, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Francisco Menjivar and Karla Castellanos Paz, 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. 2, on the Plan of Maple Leaf Subdivision, of record in Instrument No. 20060721-0088288, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jennifer Hehl by deed from Patricia E. Hunter of record in Instrument 20150313-0021580, Register's Office, Davidson County, Tennessee. Jennifer Hehl is now known as Jennifer Hehl Webb. Jacob Webb herein joins to convey and and all rights and interest he may have, if any.

Jennifer Hehl and Jennifer Hehl Webb and Jennifer Webb are one in the same person.

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

Subject to any and all matters and notes on plat of record in Instrument No. 20060721-0088288, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Deed to The State of Tennessee of record in Book 6121, Page 672, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1569 Springfield Highway, Goodlettsville, TN 37072

(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.

Karen Johnson Davidson County
Batch# 700630 DEEDWARR
08/19/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210819-0112149

Witness my hand this 12th day of August, 2021.

Jennifer Hehl Webb

Jacob Webb

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer Hehl Webb and Jacob Webb the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand this 12th day of August, 2021.

Notary Public

My Commission Expires:

5-20-25

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Christie Daniels, 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 12, 2021.

Date

Christie Daniels

Affiant Signature

August 18, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY