Karen Johnson Davidson County
Batch# 712398 DEEDWARR
09/09/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20210909-0120980

WARRANTY DEED

KATHRYN M PEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 02/22/2025

STATE OF ~~COLORADO~~ Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~1ST~~ 2nd DAY OF SEPTEMBER, 2021.

Kathryn M. Peach
Notary Public

MY COMMISSION EXPIRES: 02/22/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wilfredo Garcia and Ashley Garcia	Wilfredo Garcia and Ashley Garcia	163 00 0 012.00
(NAME)	(NAME)	
1820 Clinch Pl	1820 Clinch Pl	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 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, DESTINY LAND USA, LLC, A COLORADO LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO WILFREDO GARCIA AND ASHLEY GARCIA, 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:

Lot No. 31 of Shields Antioch land, a plan of said land is recorded in Plat Book 57, page 111, R.O.D.C. and said Lot no. 31 fronts 100 feet on Ottenville Ave. and has a depth of 178 feet.

Being the same property conveyed to Lillian Robinson and Alla Mae Devine by Deed from Mozell Briley Peoples on September 17, 1955, of record in Book 2494, Page 267, Register's Office for Davidson County, Tennessee. Reference is here made to an Affidavit of Heirship of record in Instrument No.

20100325-0022170, said Register's Office. Allie Mae Devine died on September on 1, 1977, intestate with her only heir at law, her sister, Lillian Robinson. Lillian Robinson died intestate on February 10, 1982, survived by her only two children, Briley D. Robinson and Martha L. Collins. Briley D. Robinson died January 26, 2021, survived by her only sister, Martha L. Collins. Reference is made to an Affidavit of Heirship of record in Instrument No. 202107300102542, said Register's Office.

Being the same property conveyed to Destiny Land USA, LLC, a Colorado limited liability company by Martha L. Collins, unmarried in an instrument dated July 26, 2021, and recorded July 30, 2021, in Document No. 20210730-0102544, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 0 Moss Rd Lot 31, 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 Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Destiny Land, USA, further covenants and binds itself, its successors 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 2nd day of September, 2021.

Destiny Land USA, LLC

BY: _____

~~Jeannette Amayo~~

Jeannette

STATE OF COLORADO

COUNTY OF Douglas

Before me, of the state and county mentioned, personally appeared Jeannette Amayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Destiny Land USA, LLC, a Colorado limited liability company, the within named bargainor, a limited liability company, and that such officer assuch Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Member.

Witness my hand and seal, at office in CO Castle Rock, this 2nd day of September, 2021.

_____

Notary Public

Printed Name: Glen D Smith

My Commission Expires: 4/8/23

GLEN D SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154014270
MY COMMISSION EXPIRES APRIL 08, 2023

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 9-2-2021 (date of document).

Eileen Smith
Affiant Signature

9-2-2021
Date

State of Tennessee

County of Rutherford

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

Kathryn M Peach
Notary's Signature

MY COMMISSION EXPIRES: 02/22/2025

NOTARY'S SEAL

