WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ingrid Gabriela Garica and Mario Roberto Barrientos	Same	
(NAME) 3915 Plantation Drive	(NAME) Same	074 12 0 114.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEBORAH LYNN JENNINGS, LINDA FAYE DUKE, SHARON ANN FOOTE AND TRACEY LEA HARGROVE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INGRID GABRIELA GARICA AND MARIO ROBERTO BARRIENTOS, WIFE AND HUSBAND,** 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. 558 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 558 fronts 80 feet on the Southerly side of Plantation Drive and extends back 143.5 feet on the Easterly line and 140.2 feet on the Westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Billy C. Armistead and wife, Shirley M. Armistead, by Warranty Deed from Martin Zeitlin, Trustee, of record in Book 3463, Page 83, in the Register's Office of Davidson County, Tennessee, dated November 12, 1962 and recorded on November 20, 1962. Shirley M. Armistead died on November 8, 2010 leaving Billy C. Armistead as sole surviving Tenant by the Entirety. Billy C. Armistead died testate on February 10, 2021. Deborah Lynn Jennings, Linda Faye Duke, Sharon Ann Foote and Tracey Lea Hargrove are the devisees under the Will of Billy C. Armistead probated under Docket No. 21P580, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3915 Plantation Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 712952 DEEDWARR
09/10/2021 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.82
20210910-0121647

202109100121647

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 my hand this 30 day of August, 2021

Deborah Lynn Jennings

DEBORAH LYNN JENNINGS

Linda Faye Duke

LINDA FAYE DUKE

Sharon Ann Foote by
Deborah Lynn Jennings Attorney in Fact

SHARON ANN FOOTE, BY: DEBORAH LYNN JENNINGS, ATTORNEY IN FACT

Tracey Lea Hargrove

TRACEY LEA HARGROVE

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 Deborah Lynn Jennings, Linda Faye Duke and Tracey Lea Hargrove, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of August, 2021.

Commission expires: 10/2

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of August, 2021, before me personally appeared Deborah Lynn Jennings , to me known to be the person who executed the foregoing instrument on behalf of Sharon Ann Foote and acknowledged that he executed the same as the free act and deed of Sharon Ann Foote.

Witness my hand and official seal this 30th day of August, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 30, 2021 (date of document).

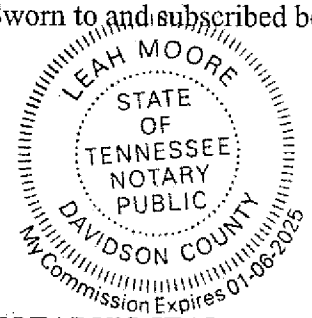
Affiant Signature

August 30, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30 day of August 30, 2021.



NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025