Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 717267 DEEDWARR
09/15/2021 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20210915-0124144

39-B
File #21-1583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith C. Seefeldt, as Devisee and Executrix of The Last Will and Testament of Bonnie Seefeldt, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guillermo Tolentino Garcia and Micaela Genoveva Caxaj, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of The County, Section 7-A, of record in Plat Book 6250, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bonnie Seefeldt, unmarried, and Chauncey D. Seefeldt, unmarried, as joint tenants with the right of survivorship by Warranty deed from Douglas R . Weaver, and Wife, Allison E Weaver of record in Instrument No. 20021011-0125056 Register's Office for Davidson County, Tennessee, dated August 23, 2002 and recorded on October 11, 2002.

Being the same property conveyed to Bonnie Seefeldt, an unmarried woman by QuitClaim deed from Bonnie Seefeldt, unmarried, and Chauncey D. Seefeldt, unmarried as joint tenants with the right of survivorship of record in Instrument No. 20171212-0126317 Register's Office for Davidson County, Tennessee, dated November 24, 2017 and recorded on December 12, 2017

The said Bonnie Seefeldt died on February 19, 2021 and The Last Will and Testament was filed for Probate at Docket No. 21P672, in the Seventh Court of Davidson County, Tennessee (Probate Division) leaving the residuary estate to Judith C. Seefeldt.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3428 Daisy Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31ST day of AUGUST, 2021.

Judith C. Seefeldt

State of Oklahoma
County of PAYNE

On this 31ST day of AUGUST, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Judith C. Seefeldt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Dana R. Ferguson
Notary Public

My Commission Expires: 06-23-24

DANA R. FERGUSON NOTARY PUBLIC #08006496 Exp. 06-23-24 IN AND FOR STATE OF OKLAHOMA

The Estate of Bonnie Seefeldt, deceased

Judith C. Seefeldt Executor
Judith C. Seefeldt, Executrix

State of Oklahoma
County of PAYNE

On this 31ST day of AUGUST, 2021, before me the undersigned, a Notary Public in and for said County and State aforesaid, Judith C. Seefeldt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of The Estate of Bonnie Seefeldt, deceased, and is authorized to execute this instrument, and that she has executed this instrument on behalf of The Estate of Bonnie Seefeldt, deceased, as Executrix.

Dana R Ferguson
Notary Public

My Commission Expires: 06-23-24

DANA R. FERGUSON NOTARY PUBLIC #08006496 Exp. 06-23-24 IN AND FOR STATE OF OKLAHOMA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 295,000.00.**

Affiant

Sworn and subscribed before me on this the 2 day of September, 2021.

Notary Public

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

My Commission Expires: 7.7.25

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Guillermo Tolentino Garcia **3428 Daisy Trail** **Antioch, TN 37013**	Guillermo Tolentino Garcia 3428 Daisy Trail Antioch, TN 37013	**150-08-0-004.00**

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-31-2021 (date of document).

Affiant Signature

09-02-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024