Karen Johnson Davidson County
Batch# 730087 DEEDWARR
10/05/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211005-0133564

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10 21 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Fidel Garcia Coronado	New Owner	
(NAME)	(NAME)	
1405 Woodchimes Court		086 07 0 195.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Mary Lynn McKenna, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Luis Fidel Garcia Coronado and Bertha Alicia Medrano Dominguez, husband and wife**, hereinafter called the GRANTEE(S), their 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. 263 on the Plan of Jackson's Retreat, Phase 5-B, as shown by plat of record in Plat Book 6250, Page 905, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Lynn McKenna, an unmarried woman by Warranty Deed from Dan Wensell, and wife, Leeanne Wensell, dated 06/22/2005 and recorded 06/22/2005, of record in Instrument 200506270073345, and Re-Recorded in Instrument 200512150150555, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5741, Page 360, Book 6482, Page 679 and Book 6806, Page 256, Register's Office for Davidson County, Tennessee. Charter of Jackson's Retreat Homeowners Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee. By-laws of Jackson's Retreat Homeowners Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 1355034
Warranty Deed TN

This is improved ☒ 1405 Woodchimes Court, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2021.

Mary Lynn McKenna

Mary Lynn McKenna

State of Tennessee
County of HAMBLEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lynn McKenna, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

NANCY B. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
HAMBLEN COUNTY

Witness my hand and Official seal this 30th day of September, 2021.

Nancy B. Wells

Notary Public:
My Commission Expires: 12-29-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202110050133564

Certificate of Authenticity

I, Renee Scott, 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

09/30/2021.

Date

Affiant Signature

09/30/2021

Date

State of TN

County of SUMNER

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

Notary's Signature

My Commission Expires: 10 21 2024

Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER