Karen Johnson Davidson County
Batch# 730822 DEEDWARR
10/06/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211006-0134110

35132-5

Box 14

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the ~~30th~~ day of ~~September,~~ October 2021.

Notary Public

My commission expires: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Arturo Gonzalez Carcamo and Yanaisa Hernandez Malagon	New Owner	**150-030-051-00**
3328 Timber Trail		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chelsie T. Sircy and Richard A. Sircy, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arturo Gonzalez Carcamo and Yanaisa Hernandez Malagon, 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:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of The Country, Section Two, of record in Plat Book 5050, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the Northeast corner of said lot being the front of the common line of Lots 43 and 44; thence in a Southerly direction along the Westerly margin of Timber Trail 82.97 feet to a point; thence along a curve 39.27 feet to a point; thence in a westerly direction 30.00 feet to a point; thence 18.33 feet to a point being the front of the common line of lots 45 and 44; thence Northwest 112.03 feet to a common point on the boundary of lots 44,45 and 42; thence Northeast 28.23 feet to a concrete monument being the common point of lots 42, 43 and 44; thence easterly 105.00 feet to the point of BEGINNING.

BEING the same property conveyed to Chelsie T. Sircy and Richard A. Sircy, wife and husband by Warranty Deed dated July 27, 2016 from Beverly Potts and Wednesday Dodd and Jeffrey Watts, of record in Instrument No. 20160801-0078837, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 5050, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument of record in Book 5111, Page 606, Register's Office for Davidson County, Tennessee.**

3. **Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **3328 Timber 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 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/our hand(s) this **30th** day of **September, 2021.**

Chelsie T. Sircy

Richard A. Sircy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Chelsie T. Sircy and Richard A. Sircy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Mark B. Leggett, 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

9/30/21.
Date

Affiant Signature

9/30/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of October, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

