Karen Johnson Davidson County
Batch# 738874 DEEDWARR
10/18/2021 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $368.15
20211018-0139862

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $99,500.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Basilio Zuniga **Lilliana Ahuja Hernandez**	New Owner	**02800003900**
5305 Ridge Road		
Joelton, TN 37080		

FOR AND IN 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 ACKNOWLEDGE, WE,

Garrett T. Humphrey, Jr, and Michael James Shigeru Abe A/K/A Mew Kang

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

Jose Basilio Zuniga and Lilliana Ahuja Hernandez, 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:

TRACT I:

Beginning in the center of Ridge Road, South 76 degrees East 157.00 feet and North 67 degrees East 53.00 feet from the Western right of way margin of Demonbreun Road; thence southwardly and parallel with said road 125 feet to a stake; eastwardly 190.00 feet, thence northwardly 125.00 feet to a point in the center of Ridge Road; thence with the center of said road North 89 degrees West 78.00 feet and South 67 degrees West 112.00 feet to the beginning.

TRACT II:

Beginning at a point in the East line of Laysel Biggs' one acre tract, and the Southwest corner of a one-half (1/2) acre tract now owned by Guy Biggs; thence with Laysel Biggs' East line 85.00 feet; thence in an easterly direction and running parallel with Ridge Road, 210.00 feet to a stake in a field; thence northerly and running parallel with Laysel Biggs' East line 210.00 feet to a stake in the center of Ridge Road; thence with the center of Ridge Road in a westerly direction 20.00 feet to a stake in the center of Ridge Road; Guy Biggs' present northeast corner; thence with Guy Biggs' East line in a southerly

direction 125.00 feet to a stake; Guy Biggs' southeast corner; thence with Guy Biggs' South line in a westerly direction 190.00 feet to the point of beginning, and containing one-half (1/2) acre, more or less.

Being the same property conveyed to Garrett T. Humphrey, Jr, and Mew Kang, by Cash Warranty Deed from Thomas L. Krantz, Sr., and wife, Linda G. Krantz, dated August 19, 2021, of record in Instrument No. 20210825-0114980, Register's Office for Davidson County, Tennessee.

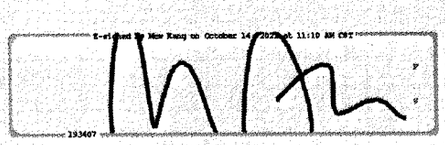
Further being the same property conveyed to Thomas L. Krantz, Sr. and Linda G. Krantz, husband and wife, by Warranty Deed from James E. Stubblefield, Sr. and Beverly Russell Stubblefield, husband and wife, dated June 18, 2019, of record in Instrument No. 20190620-0059492, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5305 Ridge Road, Joelton, TN 37080.

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 in 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.



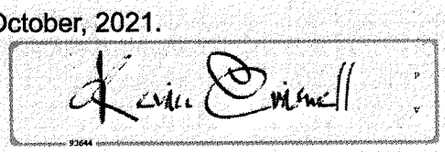
2021-10-14 Date: 10/14/2021

Michael James Shigeru Abe

STATE OF TENNESSEE
COUNTY OF SUMNER

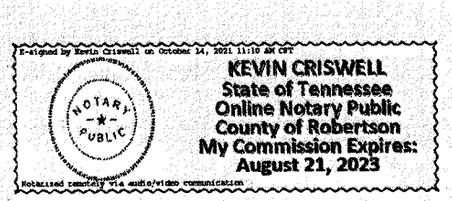
Personally appeared before me by means of secure two-way interactive audio/visual electric communication, a Notary Public of said County and State, Michael James Shigeru Abe, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of October, 2021.



NOTARY PUBLIC

My Commission Expires: Aug. 21, 2023



direction 125.00 feet to a stake; Guy Biggs' southeast corner; thence with Guy Biggs' South line in a westerly direction 190.00 feet to the point of beginning, and containing one-half (1/2) acre, more or less.

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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 in 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.

Garrett T. Humphrey, Jr. Date: 10/8/21
Garrett T. Humphrey, Jr,

_____ Date: _____

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Garrett T. Humphrey, Jr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of October, 2021.

KATHRYN SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11-17-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/08/2021 (date of document).

Jennifer Russell
Affiant Signature

10-15-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

