Karen Johnson Davidson County
Batch# 743229 DEEDWARR
10/25/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211025-0143309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abel Garcia Gutierrez, Jr.	Abel Garcia Gutierrez	Parcel ID: 150 14 0 022.00
(NAME) 424 Hickory Timber Court	(NAME) 424 Hickory Timber Ct	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda G. Peyton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abel Garcia Gutierrez, Jr., single**, 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. 63, on the Plan of Lake Towne Park, Section 3, of record in Book 6900, Page 355, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas K. Peyton and Linda G. Peyton, husband and wife, by Warranty Deed from Betty Joyce Ralston, Larry Phillip Conn and Samuel Steven Conn, as heirs-at-law of the Estate of Jack Conn, deceased, of record in Instrument No. 20140327-0025210, in the Register's Office of Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014. Said Thomas K. Peyton died on April 21, 2020. Also See Affidavit of Heirship recorded in Instrument No. 20140327-0025207.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 424 Hickory Timber Court, 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, 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 our hands this 21st day of October, 2021

Linda G. Peyton

Linda G. Peyton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

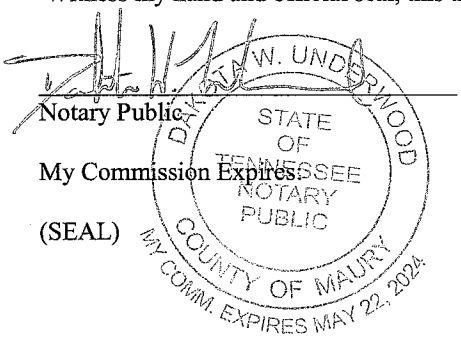
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Linda G. Peyton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)



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 10/21/2021 (date of document).

Affiant Signature

10/22/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 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