Karen Johnson Davidson County
Batch# 743552 DEEDWARR
10/26/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20211026-0143761

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

X Yulene Diaz Cruz
Affiant

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-13906

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yulene Diaz Cruz and Luis C. Pena Flores (NAME)	First Community Mortgage, Inc. (NAME)	150-11-0-346
1621 Maple Timber Ct. (STREET ADDRESS)	262 Robert Rose Drive Suite 101 (STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Pablo Mendez Aguilar and wife, Serapia Gonzalez Hernandez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yulene Diaz Cruz and Luis C. Pena Flores, wife and husband**, 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:

Being Lot No. 120, Lake Town Park, Section 8, of record in Book 7900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Pablo Mendez and wife, Serapia Gonzalez Hernandez by Deed dated December 13, 2007, recorded December 17, 2007, in Instrument Number 20071217-0144535, in the Register's Office of Davidson County, Tennessee. Pablo Mendez and Pablo Mendez Aguilar is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1621 Maple 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. Whenever 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 22nd day of October, 2021.

x Pablo Mendez Aguilar
Pablo Mendez Aguilar

x Serapia Gonzalez Hernandez
Serapia Gonzalez Hernandez

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of October, 2021, before me personally appeared Pablo Mendez Aguilar and Serapia Gonzalez Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2021.

Notary Signature
My commission expires: 3/2022

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/22/2021 (date of document)

Affiant Signature

10/22/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY