Karen Johnson Davidson County
Batch# 746100 DEEDWARR
10/28/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211028-0144904

WARRANTY DEED

STATE OF Texas
COUNTY OF Ellis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/12/2025

(AFFIX SEAL)

KEIA LASHAYE BRADFORD
Notary ID #132863070
My Commission Expires
January 12, 2025

KEIA LASHAYE BRADFORD
Notary ID #132863070
My Commission Expires
January 12, 2025

KEIA LASHAYE BRADFORD
Notary ID #132863070
My Commission Expires
January 12, 2025

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carolina Sanchez Guerrero	New Owner	173 15 0A 060.00
(NAME)	(NAME)	
1220 Bending Creek Drive		
(ADDRESS)	(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert P. Gunter and Charita C. Gunter, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carolina Sanchez Guerrero, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 60, on the Final Plat of Mill Run Subdivision, Phase 1 of record in Book 11700, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert P. Gunter and Charita C. Gunter, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20030806-0111828, in the Register's Office of Davidson County, Tennessee, dated July 31, 2003 and recorded on August 06, 2003.

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.

This is improved property, known as 1220 Bending Creek Drive, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 6th day of October, 2021.

Robert P. Gunter

Charita C. Gunter

STATE OF Texas

COUNTY OF Ellis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert P. Gunter and Charita C. Gunter, husband and wife, 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 6th day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)

KEIA LASHAYE BRADFORD
Notary ID #132863070
My Commission Expires
January 12, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/20/21 (date of document).

Connie Taylor
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021