WARRANTY DEED

Karen Johnson Davidson County
Batch# 747292 **DEEDWARR**
11/01/2021 11:44:17 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20211101-0145983

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

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)
Tanya Gilyard and Sam Gilyard	New Owners	Parcel ID: 086 10 0B 102.00
(NAME) 102 Noel Cove Circle	(NAME) 102 Noel Cove Cir.	
(ADDRESS) Hermitage , TN 37076	(ADDRESS) Hermitage TN 37076	
(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, **Pedro Martinez Cervantez and Ishmael L. Detweiler, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tanya Gilyard and Sam Gilyard, 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:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Noel Cove Townhomes of record in Master Deed of record at Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pedro Martinez Cervantes and Ishmael L. Detweiler, married, by Warranty Deed from Estate of Bridget Regina Cowan, of record in Instrument No. 20200827-0097558, in the Register's Office of Davidson County, Tennessee, dated August 25, 2020 and recorded on August 27, 2020. Affidavit of heirship recorded in Instrument No. 20200827-0097557. Bridget F. Cowan having since passed on February 23, 2020.

Being the same property conveyed to Bridget F. Cowan, a single person, by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation, of record in Instrument No. 20041027-0129238, in the Register's Office of Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004.

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 102 Noel Cove Circle, Hermitage , TN 37076

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.

ICD 27th PMC
Witness our hands this ~~22nd~~ day of October, 2021.

Pedro martinez Cervantes
Pedro Martinez Cervantez

Ishmael L. Detweiler
Ishmael L. Detweiler, ~~by Pedro Martinez Cervantez as Attorney in Fact~~ ICD

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson
CP

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Pedro Martinez Cervantez and Ishmael L. Detweiler, married, 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 ~~22nd~~ 27th day of October, 2021.
CP

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-20-2023

(SEAL)

