WARRANTY DEED

Karen Johnson Davidson County
Batch# 769280 DEEDWARR
12/07/2021 12:09:23 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20211207-0162061

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jose Hernandez Gomez	First National Bank of Middle Tennessee	148-8-237
(NAME)	(NAME)	
4656 Long Branch Drive	200 East Main St	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212790

For and 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 acknowledged, I/we, **Eva Regina Guerrero** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Hernandez Gomez**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 50 on the Plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tomas Guerrero and wife, Eva M. Guerrero by Warranty Deed from James E. Setser and wife, Anita J. Setser, dated May 27, 1999 and filed of record in Book 11517, page 623 and re-recorded in Book 11538, page 418, Register's Office for Davidson County, Tennessee. See Quitclaim Deed for title purposes only, to Eva Regina Guerrero from Tomas Guerrero and Eva M. Guerrero, dated 11/21/2011 and filed of record in Instrument No. 20111129-0092648, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 4656 Long Branch Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of December, 2021

Eva Regina Guerrero

Eva Regina Guerrero

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eva Regina Guerrero, 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, at office this 2nd of December, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
July 18, 2023