Karen Johnson Davidson County
Batch# 771557 DEEDWARR
12/10/2021 10:59:12 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20211210-0164007

WARRANTY DEED

ELIZABETH C MCDANIEL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires May 25, 2022

TZOY-T21203

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF December, 2021.

(Affix Seal) Notary Public

My Commission Expires: May 25, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rigoberto Herrera Tzoy, unmarried man	Same as new owners.	059-05-0-169.00
4134 Farmview Drive		
Nashville, TN 37218		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBBIN D. CLEMONS, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RIGOBERTO HERRERA TZOY, UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Situated in the County of Davidson and State of Tennessee:

Beginning at a point in the northerly margin of Farmview Drive, said point being the common corner of Lots one hundred sixty six (166) and one hundred sixty seven (167); thence with the line between said two lots northwardly 120.1 feet to a point; thence westwardly 118.9 feet to the easterly margin of Bobwhite Drive; thence with the easterly margin of said Bobwhite Drive Southwardly 92.30 feet to the beginning of a curve to the left; thence around said curve, which has a radius of 25 feet, 40.31 feet to the northerly margin of Farmview Drive; thence with the northerly margin of said Farmview Drive Eastwardly 103.72 feet to a point of the beginning.

Subject to all easements and restrictions of record.

Subject to all matters as shown on the plat of record in Plat Book 4460, page 22, Buena Vista Estates, said Register's Office, including any and all revisions, corrections and or amendments thereto of record.

Commonly known as: 4134 Farmview Drive, Nashville, TN 37218.

BEING the same property conveyed to Robbin D. Clemons, a married woman by Quitclaim Deed from Robbin D. Smith now known by marriage as Robbin D. Clemons, a marrried woman dated 8/15/17 and filed for record on 8/23/17 in Instrument Number 201708230086731, in Register's Office for Davidson County, Tennessee.

The said Vernon Clemons, spouse of Robbin D. Clemons, joins in the execution of this instrument to convey his marital interests, if any, in said property.

( ) unimproved
This is(X) improved property known as 4134 Farmview Drive, Nashville, Tennessee 37218.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 8th day of December, 2021 :

Robbin D. Clemons
Robbin D. Clemons

Vernon Clemons
Vernon Clemons

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBBIN D. CLEMONS, A MARRIED WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 8th day of December, 2021.

Notary Public

My Commission Expires: _____

