THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 773056 DEEDWARR
12/13/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211213-0164676

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Angelo Centeno 1029 Heritage Drive Madison, TN 37115	New Owner	042-11-0A-029-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Eric J. Wilmes and wife, Mindy L. Wilmes**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Angelo Centeno Lara, an unmarried man**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING UNIT NO. 1029, ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 4758. PAGE 179. BOOK 4808, PAGE 829, BOOK 5102, PAGE 383. BOOK 6380. PAGE 989. BOOK 6484, PAGE 287, BOOK 9654, PAGE 906 AND INSTRUMENT NO. 20040804-0093767, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Eric J. Wilmes and wife, Mindy L. Wilmes, by Warranty Deed from Ken Wilmes, married, of record on October 4, 2016, at Instrument No. 20161004-0104758, Davidson County Register of Deeds.

This is property commonly known as 1029 Heritage Drive, Madison, TN 37115
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7 **day of December, 2021**:

Eric J. Wilmes

Mindy L. Wilmes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric J. Wilmes and Mindy L. Wilmes,** the bargainors, 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, this 7 day of December, 2021:

Notary Public

My Commission Expires: _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$275,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 14 DAY OF December, 2021.

Notary Public

My Commission Expires: _____

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **December 7, 2021**.

Date

Tonya Loftin
Affiant Signature

December 9, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 9th day of December, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)