Karen Johnson Davidson County
Batch# 785750 DEEDWARR
01/10/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220110-0002515

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2021.

Notary Public

My commission expires: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Alecia Kay Hill** | New Owner | **043020A13800CO** |
| **138 Cedarwood Ln** | | |
| **Madison, TN 37115** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Yosvany R. Garcia Gomez and Yenisey Puentes Carpio, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alecia Hill, unmarried woman

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 138, Building J, on the Plan of Cedarwood Courtyard Homes, as shown on Plat of record in Plat Book 5200, page 60-61 as clarified by Clarification of Plat of record in Book 5497, page 800, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Yosvany R. Garcia Gomez and Yenisey Puentes Carpio, Husband and Wife, by Warranty Deed from Carolyn G. Kirby and Charlene Phillips, joint tenants with right of survivorship, dated June 26, 2020, recorded in Instrument No. 202000630-0070895, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Carolyn G. Kirby, a single woman, by Warranty Deed from Deanie L. Gregory, an unmarried woman, dated August 15, 2013, recorded in Instrument No. 20130819-0086714, Register's Office for Davidson County, Tennessee. Carolyn G. Kirby, unmarried, conveyed subject property to Carolyn G. Kirby, unmarried, and Charlene Phillips, joint tenants with right to survivorship, by Quitclaim Deed, dated July 28, 2016, of record in Instrument No. 20160901-0092261, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of **Davidson** County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 138 Cedarwood Ln, Madison, TN 37115.

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 in 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.

_____ Date: 12/21/21
Yosvany R. Garcia Gomez

_____ Date: 12/21/21
Yenisey Puentes Carpio

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Yosvany R. Garcia Gomez and Yenisey Puentes Carpio, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 12/21/2021 (date of document).

Caleb Waters
Affiant Signature

12/22/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22ND day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-27-2022

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires