Karen Johnson Davidson County
Batch# 814848 DEEDWARR
03/03/2022 12:25:42 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220303-0024449

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220200037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$340,000.00

Felipe Lomeli Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of February, 2022

Patricia D Nutt
Notary Public

MY COMMISSION EXPIRES: 4/15/25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felipe Lomeli Sanchez **4420 Andrew Jackson Pkwy** **Hermitage, TN 37076**	**New Owner**	**075-07-0-027.00**

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 ACKNOWLEDGED, WE,

Vera F. Garrett, unmarried

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

Felipe Lomeli Sanchez and Veronica Villalobos Nuno, husband and wife

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 Lot No. 94 on the Plan of Tulip Grove, Section Two, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert E. Garrett and wife, Vera F. Garrett by Personal Representative's Quitclaim Deed from John Ulna Whitaker, III, Personal Representative of the Estate of John Ulna Whitaker, Jr., (a/k/a John U. Whitaker), dated 7/17/2015 and recorded 7/21/2015 in Instrument No. 20150721-0071260, Register's Office for Davidson County, Tennessee. Robert E. Garrett has since died on or about 05/02/2021

ALSO BEING the same property previously conveyed to John U. Whitaker by Warranty Deed from Myron LeRoy Danielson et ux Ruby Jean Danielson, dated 7/5/1977 and recorded 7/6/1977 in Book 5167, Page 559, Register's Office for Davidson County, Tennessee. The said John U. Whitaker Jr. a/k/a John U. Whitaker having since died on 1/5/2015, leaving a Last Will and Testament dated May 5, 2005. His estate was probated in Davidson County under Case No. 15P-289. John Ulna Whitaker, III was appointed as the Personal Representative of the Estate.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4420 Andrew Jackson Pkwy, 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.

Witness our hands this 28th day of February, 2022.

Vera F Garrett

Vera F. Garrett

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera F. Garrett the bargainor(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 and official seal at Smyrna, Tennessee, this 28th day of February, 2022.

Commission Expires: 4.15.25

Patricia D Hurst
Notary Public

