Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-496

Karen Johnson Davidson County
Batch# 818602 **DEEDWARR**
03/09/2022 01:06:19 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220309-0027097

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2022

Briana Gage
Notary Public

Commission Expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Acevedo and Rafael Acevedo 1433 Campbell Road Goodlettsville, TN 37072	Canopy Mortgage 360 Technology Ct. Lindon, Utah 84042	032-00-0-088.00

WARRANTY DEED

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, I/WE,

Russell Mehringer, a married man and Lisa M. Letterman, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Acevedo and Rafael Acevedo, wife and husband

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 Tract 8 on the Division of the A. R. Bess Property, in the 10th Civil District of said County, and described according to a survey made by Wm. C. Parrish, Jr, Surveyor, dated May 1966, as follows:

Beginning at a point on the Southerly margin of Campbell Road, at the Northeast corner of the R. E. Vann tract; thence with said Road, South 65 degrees 17 minutes East 220.2 feet to a corner of Tracts 7 and 8; thence with the line between said lots, South 11 degrees 01 minutes West 840 feet to an iron pin; thence continuing with the line of said Tracts, South 21 degrees 36 minutes West 755 feet to the North line of the R. S. Jackson Tract; thence North 86 degrees 39 minutes West 123.15 feet to the East line of the R. E. Vann Tract; thence along said Tract, North 23 degrees 14 minutes East 789.57 feet, and thence North 3 degrees 29 minutes East 886.9 feet to the point of beginning, containing 4.8 acres, more or less.

Being the same property conveyed to Russell Mehringer, a married man, and Lisa M. Letterman, a married woman, by Warranty Deed from Peggy Green, Ronny L. Sandlin and Brenda Sandlin of record in Instrument No. 20190827-0086472 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 27, 2019. (Value of consideration shown in aforementioned deed $272,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1433 Campbell Road, Goodlettsville, Tennessee 37072.

Return to:
Legacy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
GP-22-1435

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1433 Campbell Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 4th day of March, 2022.

Russell Mehringer

Lisa M. Letterman

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

On this 4th day of March, 2022, before me personally appeared Russell Mehringer and Lisa M Letterman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of March, 2022.

Notary Signature
My commission expires:

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022