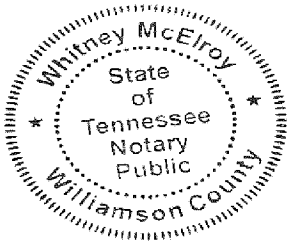
Karen Johnson Davidson County
Batch# 821248 DEEDWARR
03/14/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20220314-0029193

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-02-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan F. Villalobos Godinez	NEW OWNER	075 10 0 148.00
(NAME)	(NAME)	
8402 Terry Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Keith Koch, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Juan F. Villalobos Godinez and Yanet Villalobos, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 183, on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70-71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith Koch, a married man by Warranty Deed from Gregory David Hooper and wife, Brianna Hooper, dated 01/31/2008 and recorded 02/01/2008, of record in Instrument 200802010010814, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To (1) All matters shown on the plat of record in Plat Book 3300, Pages 70-71, (2) Covenants, conditions, easements and restrictions recorded in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8402 Terry Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of February, 2022.

Keith Koch

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Koch**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of February, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202203140029193

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 February 25, 2022 (date of document).

Affiant Signature

February 25, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 28 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

