WARRANTY DEED

Karen Johnson Davidson County
Batch# 831840 DEEDWARR
03/30/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220330-0036902

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC
LORI PATTERSON
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Montoya Camacho	New Owners	15008007100
(NAME)	(NAME)	
1104 Sebetha Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Courtney Sue Gervais, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Antonio Montoya Camacho and Guillermina Macia de Montoya, Husband and Wife, and Marco Antonio Montoya, an Unmarried Man, as tenants in common with Rights of Survivorship**, 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 all of Lot No. 489 on the Plan of Final P.U.D. Plan, Section Five, Towne Village of the Country, as shown by plat appearing of record in Plat Book 6250, Pages 783 and 784, (erroneously referenced as "Section One, Towne Village of the Country" in Warranty Deed of record in Instrument No. 20030910-131956), 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 Courtney Sue Gervais, a single woman by Warranty Deed from James S. Dudney, Jr. and Kari Dudney, husband and wife, dated 11/07/2018 and recorded 11/13/2018, of record in Instrument 201811130111581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6250, Pages 783 and 784; (2) Covenants, conditions, easements and restrictions recorded in Book 6767, Page 456; (3) Deed of Conveyance of recorded in Book 5866, Page 45, 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 ☒ 1104 Sebetha Court, Antioch, TN 37013

(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), 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), 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 8th day of March, 2022.

Courtney Sue Gervais

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 Courtney Sue Gervais, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of March, 2022.

Notary Public:
My Commission Expires: 7/11/22

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-8, 2022.

Affiant
Date: March 15, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of March 2022.

Notary Public

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/15/2025