Karen Johnson Davidson County
Batch# 847878 DEEDWARR
04/29/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20220429-0049498

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1281

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marisol Gonzalez 5000 Trailwater Drive Antioch, TN 37013	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	165-14-0-156.00

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,

Craig Allen Sanford and wife, Sheri Sanford

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

Marisol Gonzalez, single 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 Lot No. 189 on the Plan of Section 14, Peppertree Forest of record in Plat Book 7900, Page 501, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craig Allen Sanford by Warranty deed from Nelson W. Bailey and wife, Debra A. Bailey of record in Instrument No. 20051025-0128742 Register's Office for Davidson County, Tennessee, dated October 21, 2005 and recorded on October 25, 2005.

Being the same property conveyed to Craig Allen Sanford and wife, Sheri Sanford by Quit Claim deed from Craig Allen Sanford, married of record in Instrument No. 20141022-0097466 Register's Office for Davidson County, Tennessee, dated October 18, 2014 and recorded on October 22, 2014.

For informational purposes only and not as part of the insured description: Being also known as 5000 Trailwater Drive & (alternate corner lot designation of 4872 Peppertree Drive), Antioch, Tennessee 37013.

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: 5000 Trailwater Drive, Antioch, TN 37013

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 19th day of April, 2022.

Craig Allen Sanford

Sheri Sanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of April, 2022, before me personally appeared Craig Allen Sanford and Sheri Sanford, 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 19th day of April, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4-19-22.

Affiant Signature

4-21-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-21-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON