Karen Johnson Davidson County
Batch# 856446 DEEDWARR
05/17/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220517-0056517

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

K A M
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alix Agustin and Linda Marcelin	First Bank	Parcel ID: 087-09-0-072.00
(NAME) 4837 Myra Drive	(NAME) 724 President Pl.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Smyrna TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheryl Montoya, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alix Agustin and Linda Marcelin**, Husband & 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. 17, on the Plan of New Hope Estates, Phase One, of record in Book 9700, Page 319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Montoya, single, by Warranty Deed from William H. Mayhugh and wife, Janice A. Mayhugh, dated November 9, 2015 and recorded November 9, 2015, of record in Instrument No. 20151109-0113812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4837 Myra Drive, 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 5th day of May, 2022.

Cheryl Montoya

Cheryl Montoya

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

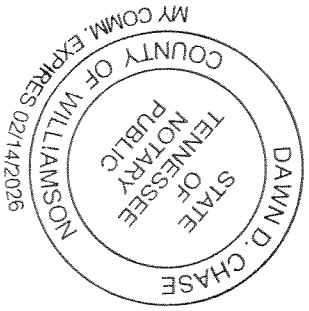
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cheryl Montoya, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2022.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 May 6, 2022.

Affiant Signature

May 6, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of May, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025