Karen Johnson Davidson County
Batch# 862117 DEEDWARR
05/25/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $713.73
20220525-0060376

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $192,900.00

Kelsey Pitmon
Affiant

Subscribed and sworn to before me, this 10th day of May 2022

Kristi McCoy
Notary Public
My commission expires: 3/25/2023

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glenn Conner and Jaime A. Castro	**NEW OWNER**	**03403007100**
1865 Highway 70		
Kingston Springs, TN 37082		

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 ACKNOWLEDGE, WE,

Jose Perez Gonzalez and Santos Isabel Samayoa, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glenn Conner and Wendy Conner, husband and wife and Jaime A. Castro, unmarried, as tenants in common

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. 166, on the Plan of Shepherd Hills, Section V, of record in Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said Lot No. 166 fronts 110 feet on the Northwestrly side of East Hill Drive and runs back 351.6 feet on the Northeasterly line and 348 feet, on the Southwesterly line to a dead line in the rear on which it measures 95 feet.

This is unimproved property known as 2112 E Hill Drive, Madison, TN 37115.

Being the same property conveyed to Jose Perez Gonzalez and Santos Isabel Samayoa, husband and wife, by Warranty Deed from Mark A Wachter and Lisa G Wachter, husband and wife, dated November 18, 2019, of record in Instrument No. 20191119-0119009, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2112 E Hill Dr, Madison, TN 37115.

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 in 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.

_____ Date: 05/10/22
Jose Perez Gonzalez

_____ Date: 05/10/22
Santos Isabel Samayoa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jose Perez Gonzalez and Santos Isabel Samayoa, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of May 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authenticity

I, **Kristi McCoy**, 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 **May 10, 2022.**

Kristi McCoy 5|10|22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **May 10, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

