Karen Johnson Davidson County
Batch# 862927 DEEDWARR
05/26/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220526-0061113

WARRANTY DEED

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

DM-KW-22-7620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leoel Rubio Martinez and Ma Del Rocio Munoz Garcia	First Community Mortgage, INC.	
(NAME) **7620 Gerald Drive**	(NAME) 262 Robert Rose Drive, Ste 200	**015 14 0 053.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) Murfreesboro TN 37129	
(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 consideration, the receipt of which is hereby acknowledged, **LORENE TEMPLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEOEL RUBIO MARTINEZ AND MA DEL ROCIO MUNOZ GARCIA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9, on the Plan of William Hills, Section 2, of record in Book 4460, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorene Temple, a/k/a Ruby Lorene Temple, an unmarried woman, by Warranty Deed from Jeffrey L. Fitts and wife, Kimberley I. Fitts, of record in Instrument No. 20160810-0083381, in the Register's Office of Davidson County, Tennessee, dated August 08, 2016 and recorded on August 10, 2016.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of William Hills, Section 2, as recorded in Plat Book 4460, Page(s) 62 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4576, Page 846 and Instrument No. 20131018-0109287.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7693, Page 613.
- Agreement as set forth in instrument recorded in Book 4761, Page 350 and Book 4761, Page 355.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7620 Gerald Drive, Joelton, Tennessee 37080**.

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 heirs and 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 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 my/our hand(s) this the 11 DAY OF MAY, 2022.

Lorene Temple by Tonya Lynn Harris attorney-in-fact

Lorene Temple a/k/a Ruby Lorene Temple by Tonya Lynn Harris as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA LYNN HARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LORENE TEMPLE, a/k/a RUBY LORENE TEMPLE, and who acknowledged he/she/they executed the same as the free act and deed of the said LORENE TEMPLE, a/k/a RUBY LORENE TEMPLE.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 4-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Jessica Woodruff, 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 5/11/2022 *(date of document)*.

J. Woodruff
Custodian's Signature

5/12/2022
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 12th day of May, 2022.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD