Karen Johnson Davidson County
Batch# 864379 DEEDWARR
05/27/2022 12:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,426.35
20220527-0061931

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $385,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2022.

Notary Public

My Commission Expires: 9/26/24

(AFFIX SEAL)

LAURA JANE SHOUN WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Eddy Geovanni Gomez Reyes	All Credit Considered Mtg	176-02-0-063.00
1928 Treeview Ct	1801 Research Blvd, Ste 410	
Antioch, TN 37013	Rockville, MD 20850	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GENE C. WALLER AND WIFE, DEBRA P. WALLER

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

EDDY GEOVANNI GOMEZ REYES AND AURA ETELVINA ORTIZ GOMEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE, HIS 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. 206, Section 19, on the plan of Peppertree Forest, of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gene C. Waller and wife, Debra P. Waller by Warranty Deed from Deluxe Homes, Inc., a Tennessee corporation, dated 9/12/1995 and recorded 9/14/1995 in Book 9795, Page 1, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1928 Treeview Ct, 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 Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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 Grantee, his 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 20th day of May, 2022.

Gene C. Waller

Debra P. Waller

STATE OF NORTH CAROLINA
COUNTY OF Perquimans

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene C. Waller and Debra P. Waller with whom I am personally acquainted with (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 and official seal at ~~(City)~~ County Perquimans, North Carolina, this 20th of May, 2022.

Notary Public

RACHEL S. GUNTHER
Notary Public, North Carolina
Perquimans County
My Commission Expires
July 28, 2024

My Commission Expires: 07/28/2024

(SEAL)

I, Andy Maloney, 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 5/20/2022 (date of document).

Affiant Signature
Date 5/20/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY