Karen Johnson Davidson County
Batch# 884253 DEEDWARR
07/05/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.53
20220705-0077492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,115.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Manuel Ruiz Tovar and Yenitza Santiago	New Owner	
(NAME)	(NAME)	15007039900
3413 Country Way Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christopher Henry Carter, Trustee of The Walter Henry Carter Family Trust dated December 28, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Manuel Ruiz Tovar and Yenitza Santiago, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 380 on the Plan of Towne Village of the Country Resubdivision of record in Plat Book 6900, Page 450, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Christopher Henry Carter, Trustee of the Walter Henry Carter Family Trust dated December 28, 2021, by virtue of that certain Quit Claim Deed dated January 12, 2022, and being of record at Instrument No. 20220113-0004875, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Walter H. Carter, Trustee for the 3413 Country Way Rd., Trust by virtue of CASH Deed dated December 17, 2003 at Instrument No. 20031230-0183764 re-recorded at Instrument No. 20040128-0010956 in the amount of $80,200.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3413 Country Way Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of July, 2022.

Christopher Henry Carter, Trustee of the Walter Henry Carter Family Trust dated December 28, 2021

Christopher Henry Carter, Trustee

By: Christopher Henry Carter, Trustee

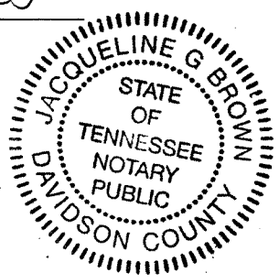
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Christopher Henry Carter as Trustee for The Walter Henry Carter Family Trust dated December 28, 2021 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Mark D Leedom, 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 7/1/22.

Date

Affiant Signature

7/1/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2022.

Notary's Signature

My Commission Expires: 8.19.24

Notary's Seal (if on paper)

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY