Karen Johnson Davidson County
Batch# 888213 DEEDWARR
07/13/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220713-0080590

WARRANTY DEED

File No. CTO-2022-160

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Roman, Juanita Gonzalez, Noe Federico Rivera Moctezuma	US Bank N.A.	
305 Jeri Court	4801 Frederica Street	162-07-0-166.00
Nashville, TN 37013	Owensboro, KY 42301	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

GENE L. BRYANT AND WIFE CARRIE T. BRYANT

has this day bargained and sold and does hereby transfer and convey unto,

VICTOR ROMAN, A SINGLE MAN AND JUANITA GONZALEZ AND NOE FEDERICO RIVERA MOCTEZUMA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

their heirs and assigns, forever, 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. 2 on the Plan of Whittemore Valley, Section One of record in Plat Book 6250, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 73.50 feet along the Easterly margin of Jeri Court and extends back 135.85 feet on the Northerly line and 136.64 feet along the Southerly line to a dead line in the rear measuring 73.51 feet thereon.

Being the same property conveyed to Gene L. Bryant and Wife, Carrie T. Bryant by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8209, page 80, Register's Office for Davidson County, Tennessee, dated September 25, 1990 and recorded on October 03, 1990.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 305 Jeri Court, Nashville, 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 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 06 day of July, 2022.

Gene L. Bryant

Carrie T. Bryant

STATE OF ~~TENNESSEE~~ Texas ATOG
COUNTY OF ~~DAVIDSON~~ Jefferson ATOG

Before me, the undersigned Notary Public, personally appeared Gene L. Bryant and Carrie T. Bryant, the herein bargainor, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this July 6, 2022.

ALEXIS TAYLOR DAWN GARDNER
Notary ID #132403870
My Commission Expires
March 13, 2024

Notary Public
My Commission Expires: 03/13/2024

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, TN 37129
615-203-3054

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 13, 2022 ____ (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025