Karen Johnson Davidson County
Batch# 898490 DEEDWARR
08/03/2022 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220803-0088535

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-27-26

(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 2022-0297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ricardo Misael Angeles Fernandez and Maria Eugenia Rodriguez Mendez	New owners	12711000100
(NAME)	(NAME)	
8167 Highway 70S	8167 Hwy 70S	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHERYL N. SASSER AND MORRIS W. SASSER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICARDO MISAEL ANGELES FERNANDEZ AND MARIA EUGENIA RODRIGUEZ MENDEZ, HUSBAND AND WIFE**, 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:

Being Lot No. 8 on the Plan of Section 1, Merrymount Acres, of record in Plat Book 3700, Page 17, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Cheryl N. Sasser and husband, Morris W. Sasser, by Warranty Deed from James Aaron Marr and wife, Katherine McArthur Marr, of record in Instrument No. 20081015-0103931, in the Register's Office of Davidson County, Tennessee, dated October 07, 2008 and recorded on October 15, 2008.

unimproved ☒
This is improved ☐ property, known as 8167 Highway 70S, Nashville, TN 37221
(House No.) (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 our hands this 1st day of August, 2022.

Chery N. Sasser

Morris W. Sasser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of August, 2022, before me personally appeared Chery N. Sasser and Morris W. Sasser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/1/2022, (date of document).

Affiant Signature

8/3/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of Aug, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deakman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON