Karen Johnson Davidson County
Batch# 911247 DEEDWARR
09/01/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20220901-0098553

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

GUTIERREZ-T22163

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$231,000.00~~ .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF August, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Abel O. Gutierrez and Jennifer Gutierrez, husband and wife	The Home Loan Expert LLC, ISAOA ATIMA	149-5-80
4736 Volunteer Drive	1600 Brentwood Blvd Suite #700	
Antioch, TN 37013	St. Louis, MO 63144	

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, I/we, PAULA KOOKEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ABEL O. GUTIERREZ AND JENNIFER GUTIERREZ, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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.134 on the Plan of Terragon Trails, Section One, of record in Plat Book 4860, Page 61, Register's Office for said County, to which reference is made of a more complete description.

Being the same property conveyed to David J. Kooken and wife, Paula Kooken by deed from Michael Draper and wife, Sharon Draper, dated 1/31/1995 and filed for record on 2/02/1995 in Record Book 9587, Page 42, in Register's Office for Davidson County, Tennessee.

David J. Kooken having since died on August 9, 2021.

( ) unimproved
This is (X) improved property known as 4736 Volunteer Drive, Antioch, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of August, 2022 :

Paula Kooken

STATE OF FL

COUNTY OF Volusia

Personally appeared before me, Billie Joe Grimes, a Notary Public in and for said County and State, the within named PAULA KOOKEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Paula Kooken executed the within instrument for the purposes therein contained. Witness my hand and official seal at Volusia County, Florida, this 30th day of August, 2022.

Notary Public

My Commission Expires: 12/12/2022

BILLIE JOE GRIMES
Notary Public - State of Florida
Commission # GG 283732
My Comm. Expires Dec 12, 2022
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Umylelm, 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 8/30/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/24