Karen Johnson Davidson County
Batch# 917601 DEEDWARR
09/16/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $234.95
20220916-0103449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **63,500.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
13th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

C22-169

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Garcia and Emilia C. Hernandez	**Marvin Garcia and Emilia C Hernandez**	
316 South Locust Ave	**316 South Locust Ave**	**050-07-0-033.00**
Gallatin, Tn 37066	**Gallatin, Tn 37066**	
(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,WE, **Victory Church of Nashville Incorporated,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Marvin Garcia, single and Emilia C. Hernandez, single, as joint tenants with rights of survivorship,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 3604 Patton Hill Road, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Village by the Creek, Section Six, as of record in Plat Book 6250, Page 438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victory Church of Nashville, Incorporated by QuitClaim Deed from The Victory Church of Nashville dated 05/14/2004 and filed for record on 06/04/2004 of record in Instrument No. 20040604-0065938 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **3604 Patton Hill Road, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 13th day of September, 2022.

Victory Church of Nashville, Incorporated

By: _____ President

Derick M. Faison, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derick M. Faison with whom I am personally acquaite and who upon their oath(s) acknowledge himselve to be President of Victory Church of Nashville Incorporated, the bargainor(s), and the he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Incorporation, by the said Derick M. Faison as such President.

Witness my hand and official seal this 13th day of September, 2022.

Commission Expires: 3/1/25

_____
Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/16/2022 ____ (date of document).

Affiant Signature

09/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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

NOTARY'S SEAL