Karen Johnson Davidson County
Batch# 920173 DEEDWARR
09/22/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20220922-0105346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 03/01/2022
(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
German Orlando Alvarenga Amaya and Mercy Edith Portillo Amaya	New Owner	33-12-136
(NAME)	(NAME)	
439 Janette Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221756

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, I/we, **Megan L. Hertz and Thomas W. Hertz, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **German Orlando Alvarenga Amaya, unmarried and Mercy Edith Portillo Amaya, unmarried, as tenants in common with right 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 70 on the plan of Section 1, Gateway, as shown on plat of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Megan L. Hertz and Thomas W. Hertz, wife and husband, by Warranty Deed from Willie G. Watson Jr. and wife, Christine K. Watson, dated July 31, 2019 and filed of record in Instrument No. 20190802-0076665, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3344, page 582, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 439 Janette Avenue, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of September, 2022

Megan L. Hertz

Thomas W. Hertz

STATE OF TENNESSEE)
COUONTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Megan L. Hertz and Thomas W. Hertz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of September, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 9/21/2022.
Date

Jennifer Russell
Affiant Signature

9/21/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 21st day of September, 2022.

D Paulsson
Notary's Signature

My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

