Karen Johnson Davidson County
Batch# 933026 **DEEDWARR**
10/24/2022 11:03:00 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20221024-0115257

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $312,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

KAREN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/2/23

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rosa Evelin De Castillo Carrillo	New Owner	075-12-0A-006.00 CO
(NAME)	(NAME)	
120 Scotts Creek Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Nathan D. Burkitt and Heather Sage Guzman, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rosa Evelin De Castillo Carrillo, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Revised Cedar Creek, Phase One, of record in Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NATHAN D. BURKITT AND HEATHER SAGE GUZMAN, HUSBAND AND WIFE, by deed from DONNA L. WEBBER AND TIMOTHY BERNARD BOOKER, WIFE AND HUSBAND, of record as Instrument No. 20170103-0000378, dated December 22, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 120 Scotts Creek Circle, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

BOX 10-A

Witness our hands this 21st day of October, 2022.

Nathan D. Burkitt

Heather Sage Guzman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan D. Burkitt and Heather Sage Guzman, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of October, 2022.

Notary Public
My Commission Expires:

