Karen Johnson Davidson County
Batch# 933621 DEEDWARR
10/25/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221025-0115720

This instrument prepared by

Assure Title & Escrow, LLC
505 E. Main Street
Hohenwald, Tennessee 38462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **MARY L. GAY,** have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **JUAN REINALDO MEJIA-MONGE, a single man,** his heirs and assigns, in fee simple forever, all the right, title, claim and interest we have in and unto the following-described real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, Register's Office for said County.

Said Lot No. 120 fronts 99.00 feet on the Southeasterly margin of Kingview Drive and extends back 137.59 feet on the Northeasterly line and 113.00 feet on the Southwesterly line to a deed line in the rear, measuring 66.56 feet thereon.

This being the same property as last conveyed to Mary L. Gay by deed of Federal Home Loan Mortgage Corporation, by deed dated May 13, 2014, and filed of record on July 1, 2014, by instrument No. 20140701-0057625, in the Register's Office of Davidson, County, Tennessee.

Also being the same property conveyed to Federal Home Loan Mortgage Corporation by Special Warranty Deed recorded June 12, 2014 as Instrument Number 20140612-0051410, Register's Office for Davidson County, Tennessee.

Commonly known as: 313 Kingview Drive, Nashville, TN 37218.

Assessed as Map 058_16_0_076.00_in the Property Assessor's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said JUAN REINALDO MEJIA-MONGE, his heirs and assigns, in fee simple forever.

I DO COVENANT with the said JUAN REINALDO MEJIA-MONGE, his heirs and assigns, that I am lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, and I have a good and perfect right to convey the same.

I DO FURTHER COVENANT and bind myself, my heirs, and my legal and personal representatives to forever warrant and defend the title to the above-described property unto the said JUAN REINALDO MEJIA-MONGE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Howard Gay, husband of Mary L. Gay, hereby joins in the execution of this instrument for the purpose of conveying all of his right, title and interest in and to the above-described property, acquired by him by virtue of his/her marital status or otherwise.

Witness my hand on this 19th day of October, 2022.

Mary L. Gay
Mary L. Gay

Howard Gay
Howard Gay

STATE OF TENNESSEE - COUNTY OF LEWIS

Personally appeared before me, Rob Inman, a Notary Public in and for the state and county aforesaid, the within-named MARY L. GAY and HOWARD GAY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald, TENNESSEE, on this
(City)
19th day of October, 2022.

Notary Public

ROB INMAN STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

My commission expires: 12/18/2024

STATE OF TENNESSEE - COUNTY OF LEWIS

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 19th day of October, 2022.

Notary Public

ROB INMAN STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

My commission expires: 12/18/2024

NEW PROPERTY OWNERS:

Juan Reinaldo Mejia-Monge
313 King View Dr.
Nashville TN 37218

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

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 10/19/2022.
Date

Jennifer Russell
Affiant Signature

10/25/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 25th day of October, 2022

Debra Paulsson
Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER