THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow – Clarksville, LLC
116 Merchants Blvd. Ste. A
Clarksville, TN 37040
#2022110775

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVERIS GREATER, FOR THIS TRANSFER IS $ 343,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/13/2025

(AFFIX SEAL)

PAULA M. VAN CUYK NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 948058 DEEDWARR
12/05/2022 03:08:26 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20221205-0126941

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Luis Hernandez	Primis Mortgage Company	052-03-0-151.00
801 Fawn Ln.	1001 Military Cutoff Road, Ste. 350	
Madison, TN 37115-4213	Wilmington, NC 28405	

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, **MARTHA GONZALEZ, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL LUIS HERNANDEZ, MARRIED MAN,** 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:

Land in Davidson County, Tennessee, **being Lot No. 136, on the Plan of Arrowhead Estates, Section II**, of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Martha Gonzalez, unmarried by Warranty Deed from Leland Watts of record in Instrument No. 20050909-0108782 Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 09, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **801 Fawn Ln., Madison, TN 37115-4213**

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 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.

Witnessed this the 22nd day of November, 2022.

Martha Gonzalez

Martha Gonzalez

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, the within named **Martha Gonzalez**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of November, 2022.

My Commission expires 5/13/2025

Notary Public

