Karen Johnson Davidson County
Batch# 957076 DEEDWARR
01/03/2023 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230103-0000198

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr, Ste. 290
Brentwood, TN 37027
B-22-4599

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2022

Notary Public

Commission Expires: 12-17-24

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Irma Hernandez 5323 Eulala Drive Nashville, TN 37211	Same Same	162-05-0-093.00

WARRANTY DEED

FOR AND IN 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,

Leigh Marsanice Roach and Gregory Desmond Roach, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irma Hernandez and Irma Hernandez as Guardian over the property of Mateo Legarrea, as tenants in common

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. 127 on the Plan of Section I, Hickory Valley Subdivision of record in Plat Book 4175, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leigh Marsanice Kirkendoll, a single person by Special Warranty Deed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink as Attorney-In-Fact of record in Instrument No. 20070904-0106126 Register's Office for Davidson County, Tennessee, dated July 23, 2007 and recorded on September 04, 2007.

Being the same property conveyed to Leigh Marsanice Roach, married by Quitclaim deed from Leigh Marsanice Roach who acquired title as Leigh Marsanice Kirkendoll, married to Gregory Desmond Roach of record in Instrument No. 20180810-0079095 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on August 10, 2018. Gregory Desmond Roach joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5323 Eulala Drive, Nashville, TN 37211

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 so 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.

Dated this the ~~20th~~ 22 day of December, 2022.

Leigh Marsanice Roach

Leigh Marsanice Roach

Gregory Desmond Roach

Gregory Desmond Roach

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this ~~20th~~ 22 day of December, 2022, before me personally appeared Leigh Marsanice Roach and Gregory Desmond Roach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20th~~ 22 day of December, 2022.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Signature
My commission expires: 10/23/23

WARRANTY DEED

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 12/22/2022 (date of document).

Affiant Signature

1/3/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

