Karen Johnson Davidson County
Batch# 966104 DEEDWARR
01/31/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20230131-0007262

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEBRA PAULSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER DP

The actual consideration or value whichever is greater, for this transfer is **$277,000.00**

Subscribed and sworn to before me this 31st day of January, 2023.

D Paulson

Notary Public **Affiant**
My Commission Expires: 10-21-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Maria Luisa Castillo Perdomo **308 Janette Ave** **Goodlettsville, TN 37072**	Same as new owner.	033-08-0-091.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **EVELYN JEAN LAFFERTY, MICHAEL BRUCE LAFFERTY II, AND ANGELA CHARISA GREEN,** have this day bargained and sold, and do hereby transfer and convey unto the said **MARIA LUISA CASTILLO PERDOMO, UNMARRIED,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 325, as shown on the map entitled Gatewood Subdivision, Section 2, of record in Plat Book 3700, Page 144 and 145, 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 JUNE M. LAFFERTY AND MICHAEL B. LAFFERTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MARGARET WEBB, of record in Instrument No. 20120105-0001144, dated December 28, 2011, said Register's Office. JUNE MARIE CUMMINGS LAFFERTY having since died on or about August 14, 2019 leaving MICHAEL B. LAFFERTY as surviving co-tenant. MICHAEL B. LAFFERTY having since died intestate on or about May 22, 2022, Davidson County Seventh Circuit Court Case No. 22P1578, leaving said property to his only Heirs at Law, EVELYN JEAN LAFFERTY, MICHAEL BRUCE LAFFERTY II, and ANGELA CHARISA GREEN. For further reference see Affidavit of Heirship of record in Instrument No. 202301310007258**, said Register's Office. Also see Affidavit of Heirship of record in Instrument No.** 202301310007259 **said Register's Office.**

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of January, 2023.

Evelyn Jean Lafferty
EVELYN JEAN LAFFERTY

Michael Bruce Lafferty, II by Evelyn Jean Lafferty, AIF
MICHAEL BRUCE LAFFERTY, II, by and through attorney-in-fact EVELYN JEAN LAFFERTY

Angela Charisse Green, by Evelyn Jean Lafferty, AIF
ANGELA CHARISSE GREEN, by and through attorney-in-fact EVELYN JEAN LAFFERTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **EVELYN JEAN LAFFERTY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of January, 2023.

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/03/2024

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of January, 2023, before me personally appeared **EVELYN JEAN LAFFERTY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MICHAEL BRUCE LAFFERTY, II**, and who acknowledged that they executed the same as the free act and deed of **MICHAEL BRUCE LAFFERTY, II.**

Witness my hand and official seal in Goodlettsville, Tennessee, this 31 day of January, 2023.

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/03/2024

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of January, 2023, before me personally appeared **EVELYN JEAN LAFFERTY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ANGELA CHARISSE GREEN**, and who acknowledged that they executed the same as the free act and deed of **ANGELA CHARISSE GREEN.**

Witness my hand and official seal in Goodlettsville, Tennessee, this 31 day of January, 2023.

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/03/2024

20230310007262

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 1/31/2023.

Date

Jennifer Russell

Affiant Signature

1-31-2023

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of January, 2023.

Notary's Signature

My Commission Expires: 11-22-2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires