Karen Johnson Davidson County
Batch# 981207 DEEDWARR
03/15/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230315-0018827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2023.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erik D. Castaneda Umana and Lurbin D. Flores Orellana	New Owner	Parcel ID: 052 03 0 151.00
(NAME)	(NAME)	
801 Fawn Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Luis Hernandez, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erik D. Castaneda Umana and Lurbin D. Flores Orellana,** Husband & Wife, 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 from Leland Watts by Warranty Deed dated August 31, 2005 and recorded on September 9, 2005 in Instrument No. 20050909-0108782, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel Luis Hernandez, married man from Martha Gonzalez, unmarried by Warranty Deed dated November 22, 2022 and recorded on December 5, 2022 in Instrument No. 20221205-0126941, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 801 Fawn Lane, Madison, TN 37115

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.

Witness our hands this 13TH day of MARCH, 2023

Daniel Luis Hernandez

STATE OF INDIANA

COUNTY OF PORTER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel Luis Hernandez, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of MARCH, 2023.

Notary Public LAWRENCE F. LYNN JR.

My Commission Expires: 11/07/2029

(SEAL)

NOTARY PUBLIC SEAL INDIANA

LAWRENCE F LYNN JR
Notary Public, State of Indiana
Porter County
Commission Number NP0737281
My Commission Expires
November 07, 2029

Tennessee Certification of Electronic Document

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 3/13/2023 (date of document).

Jennifer Russell
Affiant Signature

3/14/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

