WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018859 DEEDWARR
06/26/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230626-0048372

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 335,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
26th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:
11-21-26
(Affix Seal)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eladio Perdomo Rodriguez and Dioslayde Crespo Cala	Same	
601 Des Moines Dr.		075-03-0-037.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Luther N. Lynch, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Eladio Perdomo Rodriguez and Dioslayde Crespo Cala, Husband and 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 601 Des Moines Dr., Hermitage, Hermitage, TN 37076. Said property is being described as follows:

Being Lot No. 48 on the Plan of Tulip Grove Subdivision, Section II, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southeasterly margin of Andrew Jackson Parkway, being the common corner of Lots Nos. 48 and 105 and extending Southeasterly along the common border of said Lots Nos. 48 and 105, 176.41 feet to a concrete monument, being the common corner of Lots Nos. 48, 49, and 105; thence Westwardly 168.38 feet along the common border of Lots Nos. 48 and 49 to a point in the Easterly margin of Des Moines Drive; thence Northwesterly 95.00 feet along the Easterly margin of said Des Moines Drive to a concrete monument at the beginning of a curve; thence Northeasterwardly 39.27 feet around said curve to a concrete monument in the Southeasterly margin of Andrew Jackson Parkway; thence Easterwardly 122.28 feet along said SE margin to the point of beginning.

Being the same property conveyed to Luther N. Lynch Jr., by Warranty Deed from John R. Hill and Patricia A. Hill Littlejohn dated 06/09/2017 and filed for record on 06/15/2017 of record in Instrument No. 20170615-0060225 , said Register's Office for said County. Stephaine Elaine Luther former spouse of Luther N. Lynch jr, joins in this conveyes to convey any and all intrest in to this property, martial or otherwise.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all **subdivision/condominium** plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **601 Des Moines Dr., Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto **belonging** to the said GRANTEESS, 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 on the day and date acknowledged below.

Luther N Lynch Jr.
Luther N. Lynch, Jr.

Stephanie Elaine Lynch
Stephanie Elaine Lynch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luther N. Lynch, Jr.** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **he/she/they executed** the within instrument for the purposes therein contained.
Witness my hand and official seal this 23rd day of June, 2023.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie Elaine Lynch,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they executed** the within instrument for the purposes therein contained.
Witness my hand and official seal this 22nd day of June, 2023.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 23, 2023.

J. Carlton Drumwright

June 23, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 23, 2023.

Notary

My Commission Expires: 11/21/26

