Karen Johnson Davidson County
Batch# 1019292 DEEDWARR
06/27/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230627-0048640

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2023

Notary Public
My commission expires:
11-22-23

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alcira I Robles Pacheco	**SWBC Mortgage Corporation,**	**02612001500**
2401 Mansker Dr	**9311 San Pedro Ave, Suite 100**	
Madison, TN 37115	**San Antonio, TX 78216**	

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 ACKNOWLEDGE, WE,

Judy Perigo, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alcira I Robles Pacheco, unmarried woman

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. 21, Section 11, Mansker Meadows, of record in Book 2663, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jerry W Perigo and wife, Judy Perigo, by Warranty Deed from Thomas Wayne Bond and wife, Linda Bond, dated March 28, 1996, of record in Book 40003, Page 411, in the Register's Office for Davidson County, Tennessee. Jerry W Perigo died on February 26, 2006 leaving Judy Perigo has his surviving spouse

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2401 Mansker Dr, 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 in 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.

Judy Perigo Date: 6-23-23

Judy Perigo

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Judy Perigo, the within named Grantor(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, at office, this 23rd day of JUNE, 2023.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Renee Long, 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 6.23.23.

Date

Affiant Signature

6.23.23

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 23rd day of JUNE, 2023.

Notary's Signature

My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER