Karen Johnson Davidson County
Batch# 1057309 DEEDWARR
10/04/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20231004-0077936

WARRANTY DEED

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00

Shea McCoy
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 3rd day of October, 2023

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 3-20-27
(Affix Seal)

C23-111

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
Sebastian Munoz Moreno and Kelin Arlette Munoz	**Bank of Tennessee**	
7144 Bidwell Road	**P.O. Box 4980**	**021-00-0-354.00**
Joelton, TN 37080	**Johnson City, TN 37602**	
(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, **Susan Lichtman, an Unmarried Woman,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Sebastian Munoz Moreno, an Unmarried Man and Kelin Arlette Munoz Moreno, a Married Woman as Joint Tenants with Rights of Survivorship,** 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. 7, on the Plan of the Final Plat of Faith Place of record in Plat Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made together with the benefits of a driveway easement, referenced in the Deed recorded as Instrument 20180601-0052049 and in Scrivener's Affidavit recorded as Instrument 20081231-0124073, said Register's Office.

Being the same property conveyed to Stephen Litchtman and Wife, Susan Lichtman by Warranty Deed from Keturah V. Blackshear, a Single Woman, and Linda V. Johnson and Husband, Jeffrey L. Johnson Sr. dated 09/29/2020 and filed for record on 10/01/2020 of record in Instrument No. 20201001-0113227 , said Register's Office for said County. The said Stephen Lichtman predeceased his wife Susan Lichtman leaving her as the fee simple owner of thie subject property as the surviving tenant by entirety.

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 **7144 Bidwell Road, Joelton, TN 37080**
(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 this 2nd day of October, 2023.

Susan Lichtman

PAULA D BROOKS
NOTARY PUBLIC-STATE OF MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES AUG. 14, 2027
ACTING IN THE COUNTY OF MUSKEGON

STATE OF MICHIGAN
COUNTY OF MUSKEGON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Lichtman** 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 2ND day of October, 2023.

Commission Expires: 8-14-27

Notary Public

PREMIER LAND TITLE AND ESCROW
879 SEVEN OAKS BLVD. SUITE 600
SMYRNA, TN 37167
160-23

Tennessee Certification of Electronic Document

I, **Teresa Taylor**, do hereby make oath that I am a licensed attorney and/or 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 October 2, 2023 (date of document).

Teresa Taylor
Affiant Signature

10-4-23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of October, 2023.

Shea McCauley
Notary's Signature

My Commission Expires: 12-19-2026

NOTARY'S SEAL

