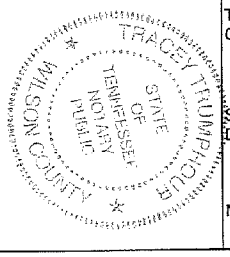
Karen Johnson Davidson County
Batch# 1059810 DEEDWARR
10/11/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231011-0079750

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Miguel Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2023.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Miguel Garcia and German Garcia | Miguel Garcia | 075-13-0-164.00 |
| (NAME) 665 Hidden Hills Drive | (NAME) 665 Hidden Hills Drive | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Troy Gilliland, a single man***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Miguel Garcia, a married man, and German Garcia, a married man, as tenants in common***, hereinafter called the GRANTEE(S), his/her/their 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. 66, on the Plan of Hermitage Hills, Section I, as shown on the plat of record in Plat Book 2900 and Pages 48 and 49, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 66 fronts 80 feet on the southwesterly side Bonnalyn Drive and runs back 149.8 feet on the northwesterly side and 152.7 feet on the southwesterly line to a broken line in the rear on which it measures 96.6 feet.

Being the same property conveyed to Troy Gilliland by Quitclaim Deed from Gloria Diane Violet Evers, dated 05/30/2013, of record in Instrument No. 20130611-0059216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 304 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of August, 2023.

Troy Gilliland

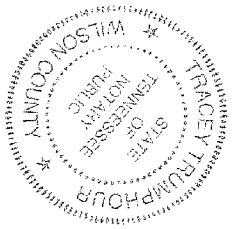
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Gilliland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2023.

Notary Public:
My Commission Expires: 3.8.2025

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**



# $2.50 E-RECORDING PAGE FEE

## CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 8-29-23.

Kim Rogers
Affiant
Date: 8-29-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of August, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY