Karen Johnson Davidson County
Batch# 1063470 DEEDWARR
10/20/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20231020-0082569

WARRANTY DEED

LAURA DESMOND
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

GARCIA-T23132

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF October, 2023.

(Affix Seal) Notary Public

My Commission Expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Manuel Garcia Serrate and Irma Alarcon	NEW OWNERS	75-9-19
3906 Bonnafield Court		
Hermitage, TN 37076		

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 consideration, the receipt of which is hereby acknowledged, I/we, FELICIA R. SUTHERLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Manuel Garcia Serrate and Irma Alarcon, hereinafter called the Grantee(s), their heirs and assigns, that 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. 130 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, Page 48, Register's Office for said County.

Said Lot No. 130 fronts 63.05 feet on the northwesterly side of Bonnafield Court and extends back between lines, measuring 243.6 feet on the northeasterly side of 215.5 feet on the southwesterly side to a broken line in the rear, on which it measures 121 feet.

Being the same property conveyed to Felicia R. Sutherland by deed from Felicia R. Sutherland, Trustee, under the Irrevocable Trust of Judy H. Green, dated 08/02/2016, recorded in Instrument #202306270048761, recorded on 06/27/2023, Register's Office for Davidson County, Tennessee.

Judy H. Green and Judy F. Green is one and the same person.

The property is conveyed to such limitations, restrictions, and encumbrances as may affect the property.

( ) unimproved
This is (X) improved property known as 3906 Bonnafield Court, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 19th day of October, 2023 :

Felicia R Sutherland _____

Felicia R. Sutherland

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named FELICIA R. SUTHERLAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 19th day of October, 2023.

_____

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/19/23 (date of document).

Affiant Signature

10/19/23
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 19th day of October, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL