Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-T-24-2549

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1736

Karen Johnson
Batch # 1134211
05/13/2024 11:35:44 AM
Fees: $18.00 Taxes: $2,179.30
Davidson County
DEEDWARR
3 pgs
20240513-0035026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2024

Notary Public

Commission Expires: _____

PAUL THEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
James R. Sumner 2549 Hessey Pass Mt. Juliet, TN 37122	Capital City Home Loans, LLC 3017 Bolling Way Northeast STE 158 Atlanta, GA 30305	110-03-0A-098.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Shannon M. Corcuera and Patrick Corcuera, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Sumner, a single man,

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. 98 on the Final Plat, Phase 3, Lakeside Meadows of record in Plat at Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon M. Corcuera, a married woman by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20150914-0092981 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 14, 2015.

Being the same property conveyed to Shannon M. Corcuera and Patrick Corcuera, wife and husband, property to be held as tenants by the entirety by Quitclaim Deed from Shannon M. Corcuera, a married woman, of record in Instrument No. 20201007-0116694 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on October 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2549 Hessey Pass, Mt. Juliet, TN 37122

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 so 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.

Dated this the 9th day of May, 2024.

Shannon M Corcuera

Shannon M. Corcuera

Patrick Corcuera

Patrick Corcuera

STATE OF Virginia
COUNTY OF Loudoun

On this ~~9th~~ 8th day of May, 2024, before me virually appeared Shannon M Corcuera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~9th~~ 8th day of May, 2024.

Gloria Asare
Notary Signature
Electronic Notary Public
My commission expires: 12/31/2024
My Commission #: 7901547

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF Loudoun

On this ~~9th~~ 8th day of May, 2024, before me virually appeared Patrick Corcuera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~9th~~ 8th day of May, 2024.

Gloria Asare
Notary Signature
My commission expires: 12/31/2024
My Commission #: 7901547
Electronic Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **JOHN GLEAVES of Rudy Title & Escrow, LLC** do hereby make oath that I am 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 05/08/24.

Affiant Signature

05/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

My Commission Expires: 07/09/24
Date

Notary's Seal (if on paper)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024