Karen Johnson Davidson County
Batch# 1141597 DEEDWARR
06/03/2024 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20240603-0041094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Elise Hannon	Elise Hannon	086-13-0A-215.00
(NAME)	(NAME)	
3627 Hoggett Ford Road	3627 Hoggett Ford Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **we Michael Vincent Garcia and Taylor Jo Neros Garcia, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elise Hannon, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 215 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 2, Section 3, of record in Instrument No. 20190718-0070556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Vincent Garcia, an unmarried man by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated 02/27/2020, of record in Instrument No. 20200227-0022136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Vincent Garcia and Taylor Jo Neros Garcia, husband and wife by Quitclaim Deed from Michael Vincent Garcia, a married man, who acquired Title as unmarried man, joined in execution by his spouse, Taylor Jo Neros Garcia, dated 02/27/2020, of record in Instrument No. 20210520-0068722, 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 ☒ 3627 Hoggett Ford Road, 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.

29 MVG

Effective the ~~28~~th day of May, 2024.

Michael Vincent Garcia

Taylor Jo Neros Garcia

State of Oklahoma
County of Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Vincent Garcia, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~28~~th day of May, 29th NGB

N. J. BOND
Notary Public - State of Oklahoma
Commission Number 20000490
My Commission Expires Jan 10, 2028

Notary Public:
My Commission Expires: 01/10/2028 NGB

State of Missouri
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor Jo Neros Garcia, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of May, 2024.

Notary Public:
My Commission Expires:

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

Effective the 28th day of May, 2024.

Michael Vincent Garcia

Taylor Jo Neros Garcia

State of Oklahoma
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Vincent Garcia, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of May, 2024.

Notary Public:
My Commission Expires: _____

State of Missouri
County of Camden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor Jo Neros Garcia, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of May, 2024.

Notary Public:
My Commission Expires: 11/16/2026

SARA ANN REED
Notary Public – Notary Seal
STATE OF MISSOURI
Camden County
My Commission Expires Nov. 16, 2026
Commission #22353089

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

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/2024.

Affiant Signature – Joshua A. Terry

5/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27