# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168564 DEEDWARR
08/13/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240813-0061261

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner 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 |
|---|---|---|
| Miguel Garcia de la Cerda, German Garcia | New Owner | 075-07-0-141.00 |
| (NAME) 605 Hidden Hill Dr. ~~4363 Baton Rouge Drive~~ | (NAME) " " | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) " " | |
| (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 **Roger L. Wymer Jr., an unmarried man.** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Miguel Garcia de la Cerda, a married man and German Garcia, a married man,** 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. 100 on the Plan of Highlands of Tulip Grove, Section 3-A, as of record in Plat Book 5210, Page 229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret E. Wymer and husband, Roger L. Wymer, Jr. by Warranty Deed from David Sharifi, married, dated 10/29/2007, of record in Instrument No. 20071031-0128312, Register's Office for Davidson County, Tennessee.

The said Margaret E. Wymer having since died on 10/13/2023, leaving the said Roger L. Wymer, Jr. the sole surviving tenant by the entirety.

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 ☒ 4363 Baton Rouge 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 9th day of August, 2024.

Roger L. Wymer Jr.

**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 **Roger L. Wymer Jr.**, 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 9th day of August, 2024.

Notary Public

My Commission Expires: 3.8.2025

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

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 8/9/2024 (date of document).

Affiant Signature

8/9/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9 day of Aug, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202408130061261