Karen Johnson Davidson County
Batch# 1205453 DEEDWARR
11/14/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,401.93
20241114-0088966

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/19/28
File No. G24-22190

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Herbert A. Sanchez Duran and Jose Y. Sanchez Perez (NAME) 4392 Baton Rouge Drive (STREET ADDRESS) Hermitage, TN 37076 (CITY) (STATE) (ZIP)	New Owner (NAME) 4392 Baton Rouge Drive (STREET ADDRESS) Hermitage, TN 37076 (CITY) (STATE) (ZIP)	75-7-173

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 HEREBYACKNOWLEDGED, WE, **Judith H. Cotham, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herbert A. Sanchez Duran, a single man, and Jose Y. Sanchez Perez, an unmarried man, as tenants in common with right of survivorship,** 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:

Being Lot No. 88 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Book 4860, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Judith H. Cotham by Deed dated May 30, 1985 from Charles R. Satterfield and wife, Flora T. Satterfield, recorded May 31, 1985, in Book 6569, Page 404, in the Register's Office for Davidson County, Tennessee. Jusith H. Cotham is married. David Cotham joins in this conveyance fo the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4392 Baton Rouge Drive, Hermitage, TN 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 GRANTEES, their heirs and assigns, forever, and we do 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. Whenever 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 13th day of November, 2024.

Judith H. Cotham

David Cotham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2024, before me personally appeared Judith H. Cotham and David Cotham, 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 13th day of November, 2024.

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 13, 24 (date of document).

Jennifer L. Pennell

Nov. 14, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

