WARRANTY DEED

Bill Garrett Davidson County
Batch# 134091 **DEEDWARR**
08/28/2018 11:14:27 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25

20180828-0085123

STATE OF Tennessee
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Cindy Cruse, agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-3-2019
(AFFIX SEAL)

JAMES L. GRINLOT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070848

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dannell F. Cepeda and Ethan Dodgen	Cepeda / Dodgen	
(NAME)	(NAME)	
1212 Ardee Avenue	1212 Ardee Ave	061-15-0-126.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($282,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN MORRIS, II AND JENNA DORIAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNELL F. CEPEDA, UNMARRIED AND ETHAN DODGEN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Lot 6, Block D. Resubdivision of Sunnymeade Unit 1 and Subdivision of Sunnymeade Unit 2, as shown on the plat Book 974, Pages 56 and 57, 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 a portion of the same property conveyed to Magnolia Properties, LLC by Warranty deed from Robert D. McGill and wife, Janet McGill of record in Instrument No. 20150226-0016848 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on February 26, 2015.

Being the same property conveyed to John Morris II, an unmarried man and Patricia G. Morris, a married woman by Warranty deed from Magnolia Properties, LLC of record in Instrument No. 20150623-0060154 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 23, 2015.

Being the same property conveyed to John Morris II and Jenna Dorian, husband and wife, his/her/their heirs, successors and assigns, by Quit Claim deed from John Morris II, a married man and Patricia G. Morris, a married woman, of record in Instrument No. 20170727-0076266 Register's Office for Davidson County, Tennessee, dated June 11 , 2017 and recorded on July 27, 2017.

THIS CONVEYANCE IS MADE 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) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1212 Ardee Avenue, Nashville, TN 37216

(House No.) (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 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. 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 the 17th day of August, 2018

John Morris, II

Jenna Dorian

STATE OF
COUNTY OF

On this the 17th day of August, 2018, before me personally appeared John Morris, II and Jenna Dorian, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the17th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On Aug. 17, 2018, before me, Daniel Borquez, Notary Public,
personally appeared John Morris, II and Jenna Dorian

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

DANIEL BORQUEZ
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2077916
MY COMM. EXPIRES AUG. 22, 2018

This area for official notarial seal.

OPTIONAL SECTION – NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S): _____
- ☐ PARTNERS: ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY IN FACT
- ☐ GUARDIAN/CONSERVATOR
- ☐ TRUSTEE(S)
- ☐ OTHER: _____

SIGNER IS REPRESENTING:

_____ Name of Person or Entity

_____ Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES: 2 DATE OF DOCUMENT: 8.17.18

SIGNER(S) OTHER THAN NAMED ABOVE: _____

Reproduced by First American Title Insurance Company Mortgage Solutions-NTP 2015-03-31