WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 137257 DEEDWARR
09/05/2018 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20180905-0087865

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia Chatman	owners at property	059 10 0 219.00
(NAME)	(NAME)	
3955 Crouch Drive	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jesse J. Quintana and Ana Quintana, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia Chatman**, 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. 608, Section Five, Phase One, Haynes Manor, recorded in Plat Book 4460, Page 35 and amended in Book 4650, Page 232, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same lands conveyed to Jesse J. Quintana, married from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee dated June 4, 2013 and recorded June 5, 2013 as Instrument No. 20130605-0057050, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Jesse J. Quintana and Ana Quintana, husband and wife from, Jesse J. Quintana, married by Quitclaim Deed dated June 4, 2013 and recorded June 5, 2013 as Instrument No. 20130605-0057052, in said Register's Office for Davidson County, Tennessee.

Ana Quintana and Ana Patricia Aguilar are one and the same person.

Further known as: 3955 Crouch Drive, Nashville, TN 37207

Parcel Id(s): 059 10 0 219.00

File Number: 1808-0625

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3955 Crouch Drive, Nashville, TN 37207

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, has 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 our hands this 31st day of August, 2018

Jesse J. Quintana

Ana Patricia Aguilar

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jesse J. Quintana and Ana Patricia Aguila, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public

My Commission Expires: 1/30/21

(SEAL)

MCKAY CONE STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

File Number: 1808-0625

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019