Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08-11-2020

Affiant

Subscribed and sworn to before me, this 6th day of September, 2018.

Notary Public
My commission expires: 8/11/20

02-1807-50446

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jeffrey M. Nosek 1228 Riverbirch Way Hermitage TN 37076	Jeffrey M. Nosek 1228 Riverbirch Way Hermitage, TN 37076	097-02-0-A-194.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Omar Acevedo-Sepulveda and wife, Karla O. Ramirez Maldonado**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey M. Nosek and Sherri G. Nosek, husband and wife**, hereinafter called the Grantees, their successors 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. 194, on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Omar Acevedo-Sepulveda and wife, Karla O. Ramirez Maldonado by deed from Beazer Homes Corp., a Tennessee Corporation, dated October 18, 2012, recorded October 23, 2012, of record in Instrument No. 20121023-0097166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1228 Riverbirch Way, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Y Johnson Davidson County
Batch# 139934 DEEDWARR
09/12/2018 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180912-0090320

WITNESS my hand this 6th day of September, 2018.

Omar Acevedo-Sepulveda

Karla O. Ramirez Maldonado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Omar Acevedo-Sepulveda and Karla O. Ramirez Maldonado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of September, 2018.

Notary Public

My Commission expires:



True Copy Certification

I, Nicki Rushing, 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

