Karen Y Johnson Davidson County
Batch# 180162 DEEDWARR
01/03/2019 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20190103-0000794

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater for this transfer is: $ 50,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of December, 2018

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Marcos Leon
Ma. Elena Sanchez
4000 Anderson Rd, Unit 80
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 136030A08000C0

WARRANTY DEED

18NT00719

Effective the 28th day of December, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Donald R. King

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

Marcos Leon and Ma. Elena Sanchez, Married

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 80, Building No. 9, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and Revised in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Donald R. King, by Warranty Deed from John F. McCourt, dated 06/16/1989 and recorded 06/19/1989 in Book 7867, page 260, as Document No. 41985 and Corrective Deed recorded in Book 7867, page 260 as Document No. 43955, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4000 Anderson Rd, Apt 80, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th Day of December, 2018.

Donald R. King

Donald R. King
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Donald R. King**, the within named bargainer 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 at office, this the 28th Day of December, 2018.

James A. Farley

Notary Public

My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

201901030000794

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

