This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18522

Karen Johnson Davidson County
Batch# 191521 DEEDWARR
02/04/2019 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20190204-0010458

Send Tax Bills To:
New Owner

New Owner is:
Selene Hernandez
3124 Penn Meade Way
Nashville, TN 37214

MAP: 052-13-0B
PARCEL: 241.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kelly Johnson, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Selene Hernandez, an unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3124 Penn Meade Way, Nashville, TN 37214.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25, on the Plan of River Glen, Phase 5, Section 2, of record in Instrument Number 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kelly Johnson, unmarried, by Special Warranty Deed from The Secretary of Housing and Urban Development, dated 2/10/15 and recorded 2/23/15 in Instrument No. 20150223-0015108, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of February, 2019.

GRANTOR:

Kelly Johnson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kelly Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of February, 2019.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

SWORN TO and subscribed before me this 4th day of February, 2019.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

