Karen Johnson Davidson County
Batch# 205924 DEEDWARR
03/14/2019 10:30:24 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13

20190314-0023407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Amanda Birner
Affiant

Subscribed and sworn to before me, this 1ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Pentico and Derrick Pentico	New Owner (NAME)	172-10-0C-003.00 CO
3308 Harriett Park Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rodulfo Hernandez and Suelen Hernandez, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathryn Pentico and Derrick Pentico, hereinafter called the Grantees, their heirs and assigns, that 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. 3, AS SHOWN ON THE FINAL PLAT OF PARKSIDE SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20140613-0051708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RODULFO HERNANDEZ AND SUELEN HERNANDEZ, HUSBAND AND WIFE, BY WARRANTY DEED FROM DUSTIN T. WILDER AND AMANDA T. WILDER, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20170602-0055257, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RODULFO HERNANDEZ EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SUELEN HERNANDEZ, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20190314-0023406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3308 Harriett Park Drive, Nashville, TN 37211
(House Number) (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 1st day of March, 2019.

WARRANTY DEED

(Continued)

Rodulfo Hernandez

Suelen Hernandez
by Rodulfo Hernandez, attorney-in-fact

by
Her Atty in Fact

STATE OF Tennessee

COUNTY OF Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodulfo Hernandez, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 1st day of March, 2019, before me, a Notary Public, in and for said County and State, personally appeared Rodulfo Hernandez, a married man, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Suelen Hernandez, a married woman, acknowledged that such persons executed the same as the free act and deed of the said Suelen Hernandez.

Witness my hand and seal, this 1st day of March, 2019.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072