Karen Johnson Davidson County
Batch# 207845 DEEDWARR
03/20/2019 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190320-0025295

# WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 03-17-2022

(AFFIX SEAL)

BRIELLE MARQUEZ
Notary Public - California
Kern County
Commission # 2235145
My Comm. Expires Mar 22, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Justin De Guzman | Justin DeGuzman | 135-08-0-A 745.00 CO |
| (NAME) 745 Longhunter Court | (NAME) 100 Spade Leaf Blvd. Apt. E207 | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Tamara Fenner, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin De Guzman*** 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: * married

**Land in** Davidson **County, Tennessee, being Unit No. 745 on the Plan of Nashboro Village Nineteen Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, in the Register's Office of Davidson County, Tennessee, and shown on Plan Book 5200, Page 80, Register's Office for said County, to which reference is made for a more complete description. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which form a part thereof) including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.**

Being the same property conveyed to Tamara Fenner by deed of record in Instrument No. 20190125-0007691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 745 Longhunter Court, Nashville, TN 37217
(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 hands this 15th day of March, 2019.

Tamara Fenner

State of CA
County of Kern

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tamara Fenner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2019.

Notary Public
My Commission Expires: 03-22-2022

BRIELLE MARQUEZ
Notary Public - California
Kern County
Commission # 2235145
My Comm. Expires Mar 22, 2022

File No.: 21655

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY