Karen Johnson Davidson County
Batch# 236836 DEEDWARR
05/31/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $861.73
20190531-0051643

31982-5

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson TO

The actual consideration or value, whichever is greater, for this transfer is **$232,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2019.

Notary Public

My commission expires: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anel Ariana Jaramillo	New Owner	**119-06-0-205.07**
2612 Sterling Boone Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Renderos, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anel Ariana Jaramillo

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:

LAND in Davidson County, Tennessee, being Lot No. 223 on the Plan of Sterling Heights, Section 7, of record in Book 3600, Page 2, Register's Office for Davidson County, Tennessee. Said Lot No. 223 fronts 223 feet on the easterly side of Boone Drive and runs back 241.36 feet on the northerly line and 250.2 feet on the southerly line to a dead line in the rear, measuring 92 feet thereon.

BEING the same property conveyed to Michael A. Renderos, a single man, by Deed dated June 8, 2004 from Carmon Dale Bilbrey, of record in Instrument No. 20040616-0071042, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Book 3600, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **2612 Sterling Boone Drive, Nashville, TN 37210**

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 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 **23rd** day of **May, 2019.**

~~Michael Renderos~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael Renderos,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **May, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

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