This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4604

Karen Johnson Davidson County
Batch# 262210 DEEDWARR
07/25/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $604.95
20190725-0073196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $163,500.00

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2019

Notary Public
My Commission Expires: 11/8/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DeAndre Searcy 4616 Forest Ridge Drive Hermitage, TN 37076	New owner at property address	087-13-0-070 & 087-13-0-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Derrick Sandoval and Michelle Sandoval, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DeAndre Searcy, an unmarried man,** hereinafter called the Grantee(s), his/her/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. 236 on the Plan of Section 3, Valley Grove of record in Plat Book 5800, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Derrick Sandoval and Michelle Sandoval by Warranty deed from Michele Johnson, dated October 27, 2017, recorded November 15, 2017, of record in Instrument No. 20171115-0117485 Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☐ unimproved property located at: **4616 Forest Ridge Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, including restrictions of record in Book 6011, Page 304 , as amended in Book 6096, page 287, in the Register's Office for Davidson County, Tennessee; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, including easement of record in Book 221, Page 384, in the Register's Office for Davidson County, Tennessee; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2019.

GRANTOR:

Derrick Sandoval

Michelle Sandoval

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Sandoval and Michelle Sandoval, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201907250073196

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019