Karen Johnson Davidson County
Batch# 281755 DEEDWARR
09/06/2019 09:16:24 AM 4 pgs
Fees: $23.00 Taxes: $1,391.20
20190906-0090039

G#32279-5

BOX #14

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190800272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$376,000.00 Michael A Renderos
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
4th day of September, 2019
Notary Public
MY COMMISSION EXPIRES: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Renderos 13681 Old Hickory Blvd. Antioch, TN 37013	Paramount Residential Mortgage Group, Inc. 1265 Corona Pointe Ct, Ste 301 Corona, CA 92879	182-00-0-056.00

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

Sandra M. Percival, married and Tessica R. Sizemore, a single woman

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

Michael A. Renderos, an unmarried man

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:

A tract of land in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, being part of Lots Nos. 4, 5, 6, 9 and all of Lots Nos. 7 and 8 in the Division of the Lands of Joseph C. Nance, deceased, of record in Minute Book "M", Page 703, County Court for Davidson County, Tennessee, being Lot No. 2 on the Division of the Patton Land described according to a survey made thereof by Stephen A. Draper, Surveyor, October 12, 1959, as follows:

BEGINNING on the southerly margin of Hobson Pike at a point South 84 degrees 39 minutes East, 615.1 feet from the Northeast corner of the property conveyed to C. W. Long and wife, by deed from J. Connie Covington and wife, of record in Book 1715, Page 224, Register's Office for said County, said point being also the corner of Lot Nos. 2 and 3 on said survey; thence with the line between said two lots, southerly 1,373.2 feet; thence South 86 degrees 15 minutes East, 317 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots northerly 1,368.1 feet to the southerly margin of Hobson Pike; thence with the same North 84 degrees 39 minutes West, 317 feet to the beginning, containing 10 acres.

BEING the same property conveyed to Sandra M. Percival, married and Tessica R. Sizemore, a single woman, as tenants in common with rights of survivorship, by Warranty Deed from Wylie Ray Herrod and Phyllis Batson Herrod, as tenants by the entireties, dated 10/25/16 and recorded 10/26/16 in Instrument Number 20161026-0113085, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of Sandra M. Percival and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as 13681 Old Hickory Blvd., Antioch, TN 37013
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 our hands this 4th day of September, 2019.

Tessica R. Sizemore

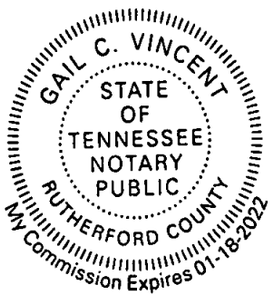
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 4th day of September, 2019.

Commission Expires:_____

Notary Public



Witness our hands this 4 day of September, 2019.

Sandra M Percival

Sandra M. Percival

STATE OF CALIFORNIA
COUNTY OF San Joaquin

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

Witness my hand and official seal at Tracy, California, this 4 day of September, 2019.

Commission Expires: May 3. 2022 VS Basurto
Notary Public

VIVIAN S. BASURTO
COMM # 2240238
San Joaquin County
California - Notary Public
Comm. Expires May 3, 2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

On 9 / 4 / 19 before me, Vivian S Basurto , Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sandra Marie Percival
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIVIAN S. BASURTO
COMM # 2240238
San Joaquin County
California - Notary Public
Comm. Expires May 3, 2022

Signature VS Basurto
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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