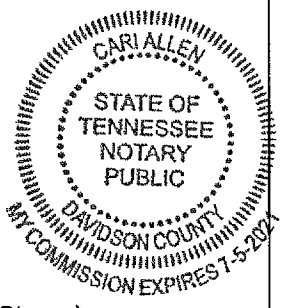
Karen Johnson Davidson County
Batch# 289494 DEEDWARR
09/23/2019 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $658.60
20190923-0096291



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2019.

Notary Public

My commission expires: 7/5/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aurora Hernandez	Aurora Hernandez	148-12-0-044.00
852 Richards Rd.	4603 Fanning Dr.	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dennis Ray Sanders, individually as a beneficiary and in his capacity as Executor of the Estate of Mary Jean Sanders, Barbara Jean Law, Rebecca A. Ray, and Tonya Rena Wilson, being all of the beneficiaries of the Estate of Mary Jean Sanders,** (hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Aurora Hernandez, a married woman,**
(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, and being more particularly described as being Lot No. 1 on the Plan of Section I, Hazelwood Subdivision, as of record in Book 3500, page 14, Register's Office for said County.

Said Lot No. 1 fronts 70 feet on the Northerly side of Richards Road and extends back 302.74 feet on the Easterly line and 320.63 feet on the Westerly line, to a dead line in the rear, which is a broken line on which it measures 140.14 feet.

Being the same property conveyed to Henry B. Sanders and wife, Mary Jean E. Sanders, also known as Mary Jean Sanders, by Warranty Deed from Jack Williams and wife, Frances E. Williams of record in Book 3788, Page 341, Register's Office for Davidson County, Tennessee; the said Henry B. Sanders having since died on or about December 19, 1999, and the said Mary Jean Sanders having since died testate on July 7, 2019, and by her Last Will and Testament of record in Case Number 75PR1-2019-PR-410 in the Rutherford County Probate Court, the subject property was devised to Dennis Ray Sanders, Barbara Jean Law, Rebecca A. Ray and Tonya Rena Wilson in equal shares; the said Dennis Ray Sanders also joins in the execution of this

instrument as Executor of the Estate of Mary Jean Sanders, being appointed by the said Probate Court of record in Case Number 75PR1-2019-PR-410.

This is improved property known as **852 Richards Rd., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.
GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of September, 2019.

Dennis Ray Sanders, individually and As Executor of the Estate of Mary Jean Sanders

Dennis Ray Sanders, individually and
As Executor of the Estate of Mary Jean Sanders

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Ray Sanders, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually, and further acknowledged that he is the Executor of the Estate of Mary Jean Sanders and that as Executor, he is authorized to execute the within instrument as Executor.

Witness my hand and official seal this 20th day of September, 2019.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015

Tonya Rena Wilson
Tonya Rena Wilson

Barbara Jean Law
Barbara Jean Law

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, **Barbara Jean Law and Tonya Rena Wilson,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of September, 2019.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Rebecca A. Ray by Dennis Ray Sanders as Attorney in Fact
Rebecca A. Ray, by Dennis Ray Sanders
As Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Ray Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Rebecca A. Ray and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Rebecca A. Ray, by virtue of a specific power of attorney being recorded simultaneously in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of September, 2019.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dennis Ray Sanders executed this instrument on behalf of Rebecca A Ray pursuant to Power of Attorney of record in Instrument No. 201909230096290 of record in Davidson County Registers Office.

SP 11/2015

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