Prepared by: and Return To:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 291406 DEEDWARR
09/25/2019 03:38:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20190925-0097649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

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

Notary Public
My Commission Expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

2019-217

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alejandra Polina Cuadros & Jose Sena	CARDINAL FIN. C/O DOVEN—	
7420 Maggie Drive	MUEHLE MOLT,	182-06-0A-061.00-CO
Nashville, TN, 37013	PO BOX 0054	
	PALATINE, IL 60055-0054	

WARRANTY DEED

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

Michael M. Bartz and Summer L. Bartz, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alejandra L. Polina Cuadros and Jose A. Sena, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section One Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 the same property conveyed to Michael M. Bartz and wife, Summer L. Bartz by Warranty deed from Jeffrey Allen Howell, unmarried of record in Instrument No. 20091202-0110308 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on December 02, 2009.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7420 Maggie Drive, Nashville, 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 20th day of September, 2019.

Michael M. Bartz

Summer L. Bartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael M. Bartz and Summer L. Bartz, 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 Nashville, Tennessee, this 20th day of September, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)