Karen Johnson Davidson County
Batch# 312697 DEEDWARR
11/07/2019 09:41:01 AM 3 pgs
Fees: $18.00 Taxes: $908.02
20191107-0115022

KATE L. HANNAH

TO: *WARRANTY DEED*

CARLOS DONARI HERNANDEZ VELIZ

THIS WARRANTY DEED OF REALTY, executed as of the 30th day of October 2019, by Grantor, **KATE L. HANNAH formally known as KATE L. SEESHOLTZ, a married person**, to Grantee, **CARLOS DONARI HERNANDEZ VELIZ, an unmarried person**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him and to his heirs and assigns forever in fee simple, certain realty situated in the Thirty-Third (33rd) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 19, on the Plan of Peninsula Point, Section 3, Phase 3, of record in Book 11700, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description. The herein legal description was obtained from the most recent deed of record.
>
> Being the same property conveyed to Kate L. Seesholtz, a single woman, by Warranty Deed from Lisa E. White and husband, Phillip Benefield, dated March 25,2013, recorded on April 1, 2013, and appearing of record in Instrument Number 20130401-0031536, Register's Office for Davidson County, Tennessee. The said Kate L. Seesholtz is married to Jason Hannah and is now known as Kate L. Hannah.
>
> Jason Hannah hereby joins in this conveyance to convey any and all marital interest he may have in the aformentioned property.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, appearing of record in Book 9943, Page 908 and Instrument Number: 200004100035892, Register's Office for Davidson County, Tennessee; to all matters set forth within the plat appearing of record in Book 11700, Page 32, Register's Office for Davidson County, Tennessee; and to all other enforceable restrictions and easements of record and in existence, if any in the Register's Office for Robertson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

KATE L. HANNAH Grantor

STATE OF TENNESSEE :
COUNTY OF Williamson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KATE L. HANNAH,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of October 2019

My Commission Expires: 5-10-2021

JON GRAVES NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Notary Public

JASON HANNAH Grantor

STATE OF TENNESSEE :
COUNTY OF Williamson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JASON HANNAH,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of October 2019

My Commission Expires: 5-10-2021

JON GRAVES NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Carlos. D. Hernandez
3773 Waterford Way
Antioch, Tennessee 37013

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
3780 Waterford Way
Antioch, Tennessee 37013

Map and Parcel No.
137-13-0A-019.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$245,410.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the **30th day of October 2019.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Jon T. Graves, Attorney at Law
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172