THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 316928 DEEDWARR
11/18/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $933.88
20191118-0118628

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nana Setyawati 2108 Sanborn Drive Nashville, TN 37210	New Owner	095-10-0-033

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Victoria Ybanez and Carlos Ybanez, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Nana Setyawati, a Married Woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 194 on the Plan of Elm Hill Acres, Section IV, as shown on the plat of the same of record in Plat Book 2331, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victoria Ybanez and Carlos Ybanez, wife and husband, by Warranty Deed from John R. Graham, unmarried, of record on August 17, 2016, at Instrument No. 20160817-0085965, Davidson County Register of Deeds.

This is property commonly known as 2108 Sanborn Drive Nashville, TN 37210.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 15th day of ~~December~~ November, 2019:

Carlos Ybanez

Victoria Ybanez

STATE OF ~~TENNESSEE~~ Illinois

COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlos Ybanez and Victoria Ybanez,** the bargainors, 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.

Witness my hand and official seal, this 15th day of ~~December~~ November, 2019:

Notary Public

My Commission Expires: 10-10-23

JAMES C. RUSSELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 10, 2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$252,400.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 18 DAY OF ~~December~~ November, 2019.

Notary Public

My Commission Expires: 12-12-20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

