This instrument prepared by:
Momentum Title, LLC
4334 Lebanon Pike
Suite 2
Nashville, TN 37076

File Number: 5-19-5615

Karen Johnson Davidson County
Batch# 319946 DEEDWARR
11/26/2019 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191126-0121907

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 21st day of November, 2019

Notary Public
My Commission Expires: 6.13.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Renee Diaz 508 Pleasant Street Nolensville, TN 37135	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	188-10-0-C16-00-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Crystal Delco and Art Delco, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry Renee Diaz,** ** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: ** a married person

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Carothers Crossing, Phase 3, Section 1 of record in Instrument No. 20170523-0051054, 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 Crystal Delco and Art Delco, wife and husband, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180215-0015087, Register's Office for Davidson County, Tennessee, dated February

14, 2018 and recorded on February 15, 2018. (Value or consideration shown in aforementioned deed $274,900.00.)

This is improved property located at: **508 Pleasant Street, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever 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, Grantor has executed this instrument on this 21st day of November, 2019.

GRANTOR:

Crystal Delco

Art Delco

STATE OF WISCONSIN
COUNTY OF Rock

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Crystal Delco and Art Delco, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2019.

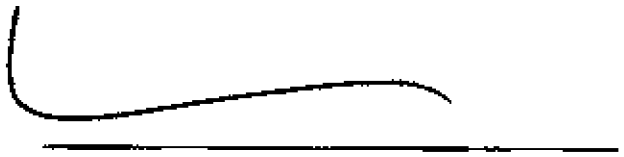
NOTARY PUBLIC CAROL A. HARMON STATE OF WISCONSIN

Carol A. Harmon
Notary Public
My Commission expires: Jan 29, 2021

201911260121907

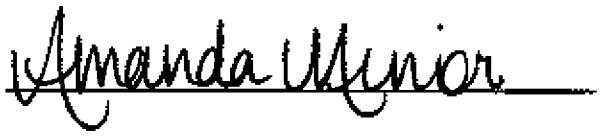
Certification of Authenticity
for Electronically Filed Document

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.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

