WARRANTY DEED

Karen Johnson Davidson County
Batch# 322213 DEEDWARR
11/27/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20191127-0122963

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Isabel Rodriguez	SEND TAX BILLS TO: OWNER AT PROPERTY ADDRESS	MAP-PARCEL NUMBERS
(NAME) 151 OLD TUSCULUM ROAD	(NAME)	16206032000
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **German M Hernandez, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isabel Rodriguez, single woman** , 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:

BEING Lot No. 4, on the plan of Bess Estates, Section 1, of record in Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to German M. Hernandez by virtue of that certain Warranty Deed dated March 28, 1997, and being of record at Book 10399, Page 146 in the Register's Office of Davidson County, Tennessee.

Catalina F Hernandez joins in this conveyance to transfer any and all marital interest she may have in said property as the spouseof German M Hernandez.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4460, Page 154, Book 4958, Page 854, Book 4935, Page 295 and Book 4679, Page 64, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 151 Old Tusculum Rd Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of November, 2019.



German M Hernandez

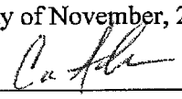


Catalina F Hernandez

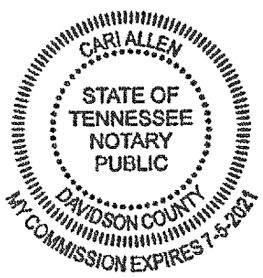
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **German M Hernandez and Catalina F Hernandez**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2019.



Notary Public
My Commission Expires: 7-5-21



Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21