Karen Johnson Davidson County
Batch# 325566 DEEDWARR
12/05/2019 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20191205-0125644

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF DECEMBER, 2019.

_____
Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jose Antonio Hernandez Olvera	PennyMac Loan Services, LLC	074 08 0 059.00
(NAME)	(NAME)	
7036 Bonnavent Drive	P.O. Box 30597	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Los Angeles, CA 90030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **7036 Bonnavent Drive LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose Antonio Hernandez Olvera, married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 774 on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, 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 7036 Bonnavent Drive, LLC by Warranty Deed from Michael Burchyett, unmarried dated April 13, 2017 and recorded April 20, 2017 as Instrument No. 20170420-0038686, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest Luecke, a married man by Quitclaim Deed from 7036 Bonnavent Drive, LLC dated January 30, 2018 and recorded February 01, 2018 as Instrument No. 20180201-0010190, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to 7036 Bonnavent Drive, LLC by Quitclaim Deed from Ernest Luecke, a married man dated February 26, 2018 and recorded March 13, 2018 as Instrument No. 20180313-0023589, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1911843SSO

unimproved ☐
This is improved ☒ property, known as 7036 Bonnavent Drive, Hermitage, TN 37076

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 4th day of December, 2019

7036 Bonnavent Drive LLC

BY: _____
Ernest Luecke
Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest Luecke with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Representative, and is authorized to execute the instrument on behalf of 7036 Bonnavent Drive LLC, the within named bargainor, and that he/she as such Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Representative.

Witness my hand and official seal, this the 4th of December, 2019.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)



File Number: GRN-1911843SSO

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.